

CORRESPONDENCE:

Handouts:

List of Acting Board Engineer voucher dated August 24, 2016.

List of Board Solicitor vouchers dated August 30, 2016.

The New Jersey Planner: July/August 2016 - Vol. 77, No. 4.

Chairman Hanson welcomed Mr. Kennedy to the Board.

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

Mr. Utsch made a motion to approve the August 4, 2016 minutes. The motion was seconded by Mr. DiStefano. Motion carried.

Mr. Armbruster made a motion to approve the Acting Board Engineer voucher. The motion was seconded by Mr. Brand. Motion carried.

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

Mr. Utsch made a motion to approve the resolutions from the August 4, 2016 meeting. The motion was seconded by Mr. DiStefano. Motion carried.

1. Discussion of the Board Engineer's name change from Hatch Mott MacDonald to Mott MacDonald.

Mr. Galestok explained the Treasurer's Office had contacted him about the name change. They asked that he bring this up with the Board. He explained he doesn't think the name change affects the Board in any way.

3. Use & hardship variance applications to construct four side by side townhomes. Use variance needed to allow residential in a general business zone. Hardship variances needed for lot area, front & rear yard setbacks, parking setback and buffer, submitted by Crest Saving Bank for the location known as Block 712, Lots 1, 2 & 30, 9800 Pacific Avenue.

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

Mr. Vincent Orlando, PE, Mr. Joseph Garramone, Architect, and Ms. Jody DiEduardo, Senior Vice President of Crest Savings Bank, were sworn in by Chairman Hanson.

Ms. DiEduardo explained to the Board Crest Savings Bank purchased the property in 1993. She explained that there have been a number of changes to the area since that has reduced business to this branch. She explained Memphis Avenue was made one-way which makes it harder for customers to access the property. Explaining they have to go around the block to enter. She explained Wawa closed. She explained they close on Saturdays and close the branch in the middle of September. She explained the drive-thru does not get much business since Memphis Avenue was made one-way.

Mr. Garramone reviewed the proposed elevation drawings with the Board. He explained the units would be three stories with a two-car garage below and one parking space in the driveway. He explained the units would be 1,900 square feet each. He explained there would be no site triangle issues. He explained they have added white vertical lines in the front to help delineate the units and to add detail.

Mr. Orlando explained they are asking just for the use variance and if the Board approves, they would come back with the site plan application. He read the permitted uses in the zone. He explained that it would be hard to have any commercial use because of the traffic pattern. He explained the County probably would not give them a curb cut. He explained this property is adjacent to the R-4 zone. He explained they could get six units on the property, but didn't want to overcrowd the lot. He explained residential is more suited for the lot. He stated the special reasons why the Board could approve the application. He explained what is proposed is not a deterrent to the zone or zone plan. He explained they can meet all the setbacks for the R-4 zone except the front yard setback.

The Board asked Mr. Galestok if a two foot architectural overhang would be allowed? Mr. Orlando explained the overhang was part of the units. Mr. Galestok explained an architectural overhang would be allowed, but that does not include living space.

There was a discussion about the area and where residential duplexes and condo units were located.

The Board asked Mr. Garramone if vertical lines could be added to the back of the building? Mr. Garramone explained they would add the lines. Mr. Orlando explained there would be landscaping to the rear of the building also.

This portion of the hearing was opened to the public.

Mr. Joe Getchius was sworn in by Chairman Hanson.

Mr. Getchius explained there are duplexes on his street and no four unit building. He explained what is proposed does not fit in with the neighborhood.

Mrs. Elaine Getchius was sworn in by Chairman Hanson.

Mrs. Getchius asked if any parking or traffic studies were done? Mr. Orlando explained they did not. Explaining they do not do them on residential units.

Mrs. Getchius explained in the summer, it's hard to find parking spaces in this area.

Dr. Scott Maslow was sworn in by Chairman Hanson.

Dr. Maslow explained he had a dental office in this area. He explained this area was zoned commercial and not allowing residential in this zone. He explained he feels what is proposed is a bad idea. He explained there are other commercial uses that could work at this location. He explained he feels what is proposed is a bad idea. He explained by breaking up the commercial zone like this will start others to do residential.

This portion of the hearing was closed to the public.

There was a discussion that there is a 6-8 unit structure across the street.

Mr. Orlando explained duplexes are permitted on a 80 x 80 lot. He explained the applicant's lot is 120 x 80. He explained what is proposed has smaller units than the duplexes which are larger and take up quite a bit more of the lot.

Mr. Gelzunas explained what is proposed has less of an impact and less traffic than a permitted commercial use.

Mr. Orlando explained the County would not give a two-way access to the property. He explained they may only give an entrance only.

There was a discussion when residential uses were proposed in Villas, it was determined commercial uses were not going to be revitalized and residential was the best use for the properties, but not sure about this area.

Mr. Galestok explained there were no fire comments. The comments are at the site plan application.

Mr. Brand made a motion to conditionally approve the use variance and hardship variances. The motion was seconded by Mr. Sweeten.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	NO
	Mr. Sweeten	YES	Mr. Kennedy	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.

2. Interpretation of 400:15A, R-3 Mainland Residential and R-4 Mainland Residential: Principal permitted uses on the land and in buildings, submitted by Francis McGovern for the location known as Block 703, Lots 1-3, 5 & 32, Seaview and Rochester Avenues.

Ms. Michele Donato, Esq., represented the applicant.

Mr. Thomas Scangarello, PP, was sworn by Chairman Hanson.

Mr. Harvatt explained to the Board their duty tonight is to interpret whether a parking lot is a permitted use in the zone.

The Board explained the application makes referenced to Township Council. They explained they don't want to hear about that tonight. They explained that is out of the jurisdiction.

Mr. Galestok handed the Board section 400-15, and read the permitted uses in the zone. He explained parking lots are not listed.

Mr. Scangarello explained the area is primarily is residential. He explained the property next to the property in question is a playground. He explained parking lots are not a permitted use in the zone. He explained if property is Township owned and used for other than public parking, a use variance is needed.

Ms. Donato explained she recognizes this Bard is not an enforcement Board. She explained she has to exhaust all her options before perusing this further. She explained she is just asking the Board to interpret the Ordinance as to whether a commercial parking lot is a permitted use.

Ms. Donato explained a application was made for this site, but was withdrawn.

Mr. Francis McGovern, applicant, was sworn in by Chairman Hanson.

Mr. McGovern explained he had received a notice September 2015 and the application was for the Icona and included this lot for parking. The application was not heard by the Board

and withdrawn.

Marked into evidence was a copy of that application along with a copy of a lease and resolution from Township Council.

There was a discussion among the Board.

Mr. Armbruster made a motion that parking lots are not a permitted use in the zone. The motion was seconded by Mr. Utsch.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kennedy	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. Armbruster made a motion to enter into closed session at 8:10 P.M. The motion was seconded by Mr. Brand. Motion carried.

The meeting was called back to order at 8:12 P.M.

Mr. Armbruster made a motion to adjourn at 8:12 P.M. The motion was seconded by Mr. Brand. 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.