

CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated September 4, 2019.

The New Jersey Planner: May/June 2019; Vol. 80, No. 3.

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

Mr. Kennedy made a motion to approve the August 1, 2019 minutes. The motion was seconded by Mr. Utsch. Motion carried.

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

Mr. Brand made a motion to approve the resolutions from the August 1, 2019 meeting. The motion was seconded by Mr. Kennedy. Motion carried.

1. Use & hardship variance applications to demolish an existing single family dwelling and construct a 64 x 44 duplex in the MGB zone. Use and/or hardship variance needed for building height. Hardship variances needed for front and side yard setbacks and building height, submitted by Edmond Shinn for the location known as Block 769, Lots 19 & 20, 1181-1183 Wissahickon Avenue.

Mr. Utsch excused himself from this application due to a conflict of interest.

Mr. Edmond Shinn, Esq., explained he would ask the Board to continue with the agenda. He explained he would like to see if more Board members attend.

3. Use & hardship variance applications to demolish an existing duplex and construct a new duplex on a lot deficient in lot area, frontage, width, depth, encroaching into the front, sides and rear yard setbacks and exceeding allowed building coverage, submitted by David Basalyga for the location known as Block 776, Lots 1 & 2, 944-946 Route 109.

Mr. David Basalyga, applicant, was sworn in by Chairman Hanson.

Mr. Basalyga explained to the Board that he would like to demolish the existing house,

leave the foundation and construct a duplex on the existing foundation. He explained the existing house is substandard and was built in 1948. He explained the builder has told him with the condition of the house, it would be impossible to fix.

Mr. Basalyga explained he has a large family and he needs a place for them to stay.

Submitted into evidence as A-1 were photos of the existing structure and floor plan. A-2 was a proposed floor plan of both units. A-3 was the proposed elevation drawing.

Mr. Basalyga explained there would be no expansion of the existing footprint. He explained the new structure would be within the allowed height. Mr. Galestok explained the height would be 27.6 feet to the peak.

There was a discussion that what is proposed would not exceed the present foundation.

This portion of the hearing was opened to the public.

Ms. Michele Boyd was sworn in by Chairman Hanson.

Ms. Boyd explained she lives next door to the proposed. She asked if the driveway would remain in the same location? Mr. Basalyga explained it would.

Ms. Boyd explained that she is happy with this application and also because it's not expanding.

Mr. Benjamin Linton was sworn in by Chairman Hanson.

Mr. Linton asked if the duplex could be two rental units? Mr. Basalyga explained it could be.

This portion of the hearing was closed to the public.

Mr. Kennedy made a motion to conditionally approve the use variance application. The motion was seconded by Mr. Brand.

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

Motion carried.

Mr. Kennedy made a motion to conditionally approve the hardship variance application. The motion was seconded by Mr. Brand.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Doherty	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.

4. Use & hardship variance applications to construct a living unit over the existing detached garage encroaching into the rear yard setback, submitted by James & Donna Vesce for the location known as Block 280, Lots 14-16, 229 Pinetree Drive.

Mr. James Vesce and Mrs. Donna Vesce, applicants, were sworn in by Chairman Hanson.

Mrs. Vesce explained to the Board that they would like to construct a second floor over the existing detached garage for a living area for when family comes down. She explained that eventually they will be moving here permanently. She explained they have remodeled the house, but haven't done anything with the garage yet. She explained they would like the second floor on the garage for overflow when family visits.

The Board asked if there would be separate water, sewer and electric connections? Mr. Vesce explained water, sewer and electric would come from the house.

The Board asked about deed restricting this for family use only. No rental would be allowed. Mrs. Vesce explained there would be a bathroom, but no kitchen. There was a discussion that if there is a deed restriction for family use only, there may as well be a kitchen. Mrs. Vesce explained there would be a kitchen.

Mrs. Vesce asked what the deed restriction was for. The Board explained the deed restriction is to allow only family use of this area. That it could not be used as a rental unit. It was also explained that a building permit could not be applied for until the deed restriction is filed. Mr. Harvatt explained that they would have to go to an attorney for them to draw up a deed restriction. It would then have to go to him for review of the wording. Then it would have to be attached to the deed and filed with the County. He explained that the deed restriction would follow the property so if sold, the buyers would know that area was for family use only and not a rental.

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. Brand made a motion to conditionally approve the use variance application. The motion was seconded by Mr. Kennedy.

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

Motion carried.

Mr. Brand made a motion to conditionally approve the hardship variance application. The motion was seconded by Mr. Kennedy.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Utsch	YES	Mr. Doherty	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.

- Hardship variance application to construct an enclosed florida room encroaching into the side & rear yard setbacks and exceeding the allowed building coverage, submitted by Sandra Beebe for the location known as Block 733, Lot 17, C-203, 203 East Madison Avenue.

Mr. Alan Gould, Esq., represented the applicant.

Mr. Roy Beebe, applicant, and Mr. Richard Brown, contractor, were sworn in by Chairman Hanson.

Mr. Gould explained his clients would like to replace the deck with a florida room with a bedroom dormer on the second floor.

Mr. Brown explained this is the last house on the street. He explained this property is in the R-4 zone. He explained there are preexisting conditions with encroachments into the front and side yard setbacks. He explained the Beebe's would like to remove the existing deck and construct a 12' florida room. He explained they are seeking relief from encroaching into the side & rear yard setbacks and building coverage would be exceeded.

Mr. Gould explained there are others in the area that have florida room so what is proposed would be consistent with the area.

Mr. Brown explained what is proposed would not be a deterrent to the zone or zone plan.

The Board asked if the florida room would have heat? It was explained there would not

be heat in this area.

Mr. Beebe explained they will be moving here and would like to add a fourth bedroom. He explained they would like the florida room because of their location, the bugs are really bad. He explained the florida room would not be heated.

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. Doherty	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.

Chairman Hanson called for a short recess at 6:31 P.M. The meeting was called back to order at 6:34 P.M.

1. Use & hardship variance applications to demolish an existing single family dwelling and construct a 64 x 44 duplex in the MGB zone. Use and/or hardship variance needed for building height. Hardship variances needed for front and side yard setbacks and building height, submitted by Edmond Shinn for the location known as Block 769, Lots 19 & 20, 1181-1183 Wissahickon Avenue.

Mr. Utsch excused himself from this application due to a conflict of interest.

Mr. Edmond Shinn, Esq., was present for the application.

Mr. Shinn explained to the Board that because this is a use variance application and there isn't a full Board tonight, he would like to continue this application. There was a discussion about to what meeting to continue to. It was determined the application would be continued until the November 7, 2019 meeting. No new notice would be required. Mr. Shinn explained he waived time constraints until the November meeting.

Mr. Brand made a motion to adjourn at 6:38 P.M. The motion was seconded by Mr. Kennedy. 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.