

HANDOUT:

List of Board Solicitor vouchers dated August 29, 2017.

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

Mr. Brand made a motion to approve the minutes from the August 3, 2017 meeting. 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 August 3, 2017 meeting. The motion was seconded by Mr. Sweeten. Motion carried.

1. Hardship variance application to construct a 9 x 24 sunroom over an existing deck encroaching into the rear yard setback and exceeding allowed building coverage, submitted by Linda Lakitsky for the location known as Block 512.32, Lot 6, 508 Mistletoe Road.

Ms. Linda Lakitsky, applicant, was sworn in by Chairman Hanson.

Ms. Lakitsky explained she would like to add to the existing deck and construct a sunroom over. She explained it would encroach into the setback.

The Board asked Ms. Lakitsky if it would be fully enclosed and heated? Ms. Lakitsky explained there would be screens in the warmer months and glass windows in the colder months. She explained there would be a fireplace for heat.

Mr. Galestok explained there was one problem with the notice. He explained the electric company was not noticed, but was reached out to. He explained he does have something in writing from them. Mr. Harvatt explained that was fine.

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 this application. The motion was seconded by Mr. Sweeten.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Sweeten	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.

2. Hardship variance application to construct an addition encroaching into the rear yard setback and allow shed encroaching into the side yard setback, submitted by David Cresswell for the location known as Block 512.09, Lot 3061, 403 Baywyn Road.

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

Mr. Cresswell explained to the Board that he would like to construct an addition and a screen porch encroaching into the rear yard setback.

The Board asked if the addition could be placed in a different location? Mr. Cresswell explained this was the best location for the addition. Mr. Galestok explained corner lots have two front yards. He explained the proposed complies with the side yard setback, but encroaches into the rear yard setback.

Mr. Galestok asked Mr. Cresswell who the next door neighbor is on the side of the proposed addition? Mr. Cresswell explained it is the Nature Preserve property.

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. Sweeten.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Sweeten	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.

3. Extension of hardship variance approval, submitted by Steven & Mary Scott for the location known as Block 512.12, Lot 2949, 3702 Shore Drive.

Mrs. Mary Scott, applicant, was sworn in by Chairman Hanson.

Mrs. Scott explained they would like to get an extension on their variance approval. She explained there were problems with a contractor. Now they have a builder, but they need the extension.

There was a discussion that the Board usually grants a three-year extension. Mrs. Scott explained she doesn't think they will need three years, but would appreciate a three-year extension.

Mr. Brand made a motion to approve the extension for an additional three years to expire September 2020. The motion was seconded by Mr. Kennedy.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Sweeten	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. Hardship variance application to construct an addition encroaching into the front yard setback, submitted by Charles Eckel, Jr., for the location known as Block 508.01, Lot 21.04, 804 Kathryn Blvd.

Mr. Charles Eckel, Jr., applicant, was sworn in by Chairman Hanson.

Mr. Eckel explained he would like to construct a two-story addition and needs a variance for encroaching into the front yard setback. He explained when the State was widening Route 9, they took some of his property causing the need for this variance. He explained he would also like to construct an addition off the back of the house for a breakfast nook.

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 this application. The motion was seconded by Mr. Sweeten.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Sweeten	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.

- 6. Hardship variance application to extend an existing deck and add a roof over entire deck encroaching into the side yard setback, submitted by John Bargull for the location known as Block 753.22, Lot 22, 201 East Vineyard Court.

Mr. John Bargull, applicant, was sworn in by Chairman Hanson.

Mr. Bargull explained he would like to replace and expand the existing deck and add a roof over the entire deck. He explained this will not be a three-season room.

This portion of the hearing was opened to the public.

Mr. Robert Grabenstetter, contractor, was sworn in by Chairman Hanson.

Mr. Grabenstetter explained what is there is already non-conforming when Mr. Bargull purchased the house two years ago.

Ms. Jessie Grabenstetter was sworn in by Chairman Hanson.

Ms. Grabenstetter explained the addition would be within the fence area and the neighbors would not be effected.

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. Sweeten. Motion carried.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Sweeten	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.

- 7. Hardship variance application to allow a six (6) foot fence in the front yard, submitted by Stephen & Heather Lewis for the location known as Block 753.01, Lot 39.02, 2 Tranquility Drive.

Mr. Stephen Lewis, applicant, was sworn in by Chairman Hanson.

Mr. Lewis explained he is seeking approval to allow the existing fence in his front yard. He explained his property is at a controlled traffic light. He explained the fence helps reduce car lights. He explained the fence is also a safety feature for his kids.

There was a discussion this is a controlled light and there is no blind spot. Also, the fence helps to reduce noise.

The Board explained there is a concern with the site triangle. Mr. Lewis explained he had requested the surveyor put the site triangle on the survey, but he said there was no site triangle issue. Mr. Carr explained he didn't see any issue with the location of the fence and the site triangle.

Mr. Galestok explained the Township site triangle is 30 x 30, which is met, but this is a State Highway. He explained this was a complaint by someone.

Mr. Lewis explained he believes there was a six-foot fence in this general location when owned by Bowman Builders.

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 this application. The motion was seconded by Mr. Sweeten.

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Sweeten	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.

- 8. Hardship variance application to demolish the existing single family dwelling and detached garage with an apartment above and construct a new single family dwelling on a lot deficient in lot area, frontage & width and encroaching into the front & side yard setbacks, submitted by Linda Kennedy for the location known as Block 154, Lot 1, 300 West New York Avenue.

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

Ms. Linda Kennedy, applicant and Mr. Vincent Orlando, PE, were sworn in by Chairman Hanson.

Mr. Gelzunas explained the lot is undersized for the zone and fronts on three streets. He explained they are proposing to eliminate a non-conforming use currently on the lot. He explained he feels the application can be approved under the C.1 criteria for the narrowness of the lot.

Mr. Orlando explained there are two structures on the lot that currently encroach into all setbacks. He explained there is an existing single family dwelling and a detached garage with an apartment above. He explained they plan to demolish both structures and construct a two-story single family dwelling above a garage. He explained the proposed single family dwelling would meet the front yard setback on both Millman Lane and Columbia Street, but would encroach into the front yard setback on New York Avenue. He explained there is also a variance request for the side yard setback. He explained the lot is 35 x 100 and feels the variance requests are justified.

Mr. Orlando explained relief can also be granted under the C.2 criteria. He explained they would be eliminating two units and having just one unit. He explained what is proposed would have less density than what is currently existing. He explained the proposed would conform to the flood zone. He explained it would be an improvement to the neighbor and a visual improvement to the neighborhood. He explained on-site parking would be provided. He explained there would be no detriment to the zone, zone plan or Zoning Ordinance if approved.

Mr. Orlando explained the new structure will conform to the allowed building coverage where what is existing does not. He explained the site triangle would also be conforming.

The Board asked what the proposed height would be? Mr. Orlando explained the height would be less than 35'. He explained he thinks the building height would be 33'.

Mr. Galestok explained the flood zone is AE8 and the house would have to be at 9'. Mr. Orlando explained the house would conform to the flood zone height.

Mrs. Kennedy explained her and her siblings inherited the property from their parents. She explained she has since taken over the property. She explained she would like a nice vacation home for her family. Mr. Harvatt asked Mrs. Kennedy if her siblings have any interest in the property? Mrs. Kennedy explained they do not.

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. Gelzunas explained what is proposed is a well-balanced plan and more conforming than what currently exists on the lot. He explained what is proposed provides to light, air and open space. He explained there are currently two water bills and now there will only be one.

Mr. Kennedy stated he does not have a conflict with the application because he has no business, personal or family relationship to the applicant.

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

VOTE:	Mr. Kennedy	YES	Mr. Brand	YES
	Mr. Sweeten	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.

Mr. Brand made a motion to adjourn at 7.41 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.