



CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated October 4, 2017.

List of Board Engineer vouchers dated October 5, 2017.

The New Jersey Planner: July/August 2017, Vol. 78, No. 4.

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

Mr. Brand made a motion to approve the minutes from the September 7, 2017. The motion was seconded by Mr. Utsch. Motion carried.

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

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

Mr. Sweeten made a motion to approve the resolutions from the September 7, 2017 meeting. The motion was seconded by Mr. Brand. Motion carried.

1. Hardship variance application to construct a detached garage encroaching into the side yard setback and closer to principal structure than allowed, submitted by Seashore Properties, LLC for the location known as Block 539, Lot 60, 1 Cliffside Road.

Mr. Christopher Gillin-Schwartz, Esq., represented the applicant.

Mr. Mike Dragoni, applicant, was sworn in by Chairman Hanson.

Mr. Gillin-Schwartz explained there is an existing single family dwelling on the lot. He explained that his client would like to construct a detached building to house his boat. He explained his client had originally looked into a 10 x 40 building that would not have needed Board approval, but that would have created difficulties backing the boat in.

Mr. Dragoni explained his boat is 8'8" wide, but with a 10' wide building, he would have only an inch on each side to try and back his boat in. He explained he would like a 14' wide building and this way, he would have a 1 1/2 foot clearance on each side. He explained they are proposing a 2' side yard setback and 4' from the house.

The Board asked why the proposed building was 2 1/2 stories? Mr. Dragoni explained it would be for storage for parts and materials. He explained they are currently storing stuff in the crawl space. He explained he would also like to have a shower in the garage. The Board asked if the upstairs would be finished? Mr. Dragoni explained the upstairs would not be finished, but this would be the location of the shower. The Board asked if he had any objections to having a deed restriction that the garage would not be used for living? Mr. Dragoni explained he did not have a problem with this.

Mr. Galestok asked if the garage could be attached? Mr. Dragoni explained because of the architecture of the house, it could not be attached. The Board asked if it could be connected via a breezeway? Mr. Galestok explained a variance would still be needed for encroachment.

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 application. The motion was seconded by Mr. Sweeten.

VOTE:	Mr. Brand	YES	Mr. Utsch	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.

- Hardship variance application to construct an addition to an existing single family dwelling encroaching into the front & side yard setbacks and exceeding the allowed building coverage, submitted by Jonathan Walsh for the location known as Block 742.02, Lot 4, 718 Spring Lane.

Mr. Jonathan Walsh, applicant, and Mr. Matthew Sprague, Licensed Architect, were sworn in by Chairman Hanson.

Mr. Walsh explained he purchased the property last year. He explained that he had a lot of family visiting and he would like to expand the living area. He explained he likes to work on his own cars so he would like to construct an attached garage with bedrooms above. He explained he needs variances for front and side yard setbacks and building coverage.

Mr. Sprague submitted a revised architectural drawing into evidence.

Mr. Sprague explained this is a corner property. He explained with the proposed addition, the building coverage would be 12.1%. He explained with the placement of the house on the lot, there is really no way to do an addition without needing a variance.

The Board asked about the septic system? Mr. Walsh explained the septic system was just replaced.

Mr. Galestok asked Mr. Walsh if the addition could be placed on the other side of the house? Mr. Walsh explained he cannot build on the other side because that is the location of the septic system. Mr. Sprague explained this wouldn't work either because of the existing layout of the house.

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. Brand	YES	Mr. Utsch	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.

- Use & hardship variance & minor site plan applications to construct a 2<sup>nd</sup> floor apartment (not owner occupied) over the existing garage encroaching into the front & side yard setbacks and construct a 40 x 52 pole barn encroaching into the side yard setback and larger than the principal structure and have a six (6) foot fence in the front yard, submitted by John & Dolores McNulty for the location known as Block 410.01, Lot 21.02, 502 Seashore Road.

Mr. John McNulty, applicant, and Mr. Joseph Maffei, PE, PP, were sworn in by Chairman Hanson.

Mr. Maffei explained Mr. McNulty would like to construct a 2,080 square foot pole barn to the rear of the property. He explained they would also like to construct a second floor over the existing building toward Seashore Road. He explained no additional site work is proposed.

Mr. Maffei explained the zoning is RB, residential business, and there is no residence on

the property currently. He explained that even though Mr. McNulty is not going to live at this location, the proposed residential use would be more conforming.

Mr. Maffei explained the current building has a 20' front yard setback and 6' side yard setback and they are requesting variances for these setbacks for the apartment. He explained there is an existing shed that will be removed and the new structure will be located in the same area. He explained the property has two front yards and they are requesting a variance to have a six-foot fence in the front yard. He explained the other variance needed is for an accessory use larger than the principal structure.

Mr. Carr summarized Engineer's comments dated September 25, 2017.

Mr. Galestok read Cape May County Planning Board comments dated September 22, 2017.

Mr. Galestok explained there are approximately 24 businesses in the RB Zone with approximately seven that are owner occupied.

The Board asked if the residential unit would have separate utilities? Mr. McNulty explained it would not. The utilities would be off the downstairs.

There was a discussion regarding the parking area and how to delineate it. It was explained only the employees would be parking there.

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. Sweeten.

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

Motion carried.

Mr. Brand made a motion to approve the minor site plan and hardship variance applications waiving curbing and delineated parking. The motion was seconded by Mr. Sweeten.

VOTE:	Mr. Brand	YES	Mr. Utsch	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 7:37 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.