



CORRESPONDENCE:

Handouts:

List of Board Solicitor vouchers dated December 31, 2012.

List of Board Engineer vouchers dated January 3, 2013.

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

Mr. Brand made a motion to approve re-organization resolutions 13-1-ZBA thru 13-4-ZBA. The motion was seconded by Mr. DiStefano.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kobik	YES
	Mrs. Kelly	YES	Mr. Komar	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Armbruster made a motion to approve Resolution 13-5-ZBA. The motion was seconded by Mr. Brand.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kobik	YES
	Mrs. Kelly	YES	Mr. Komar	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Armbruster made a motion to approve Resolution 13-6-ZBA. The motion was seconded by Mr. Kobik.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kobik	YES
	Mrs. Kelly	YES	Mr. Komar	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Brand made a motion to approve Resolution 13-7-ZBA. The motion was seconded by Mr. DiStefano.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kobik	YES
	Mrs. Kelly	YES	Mr. Komar	YES
	Chairman Hanson	YES		

Motion carried.

Mr. Utsch made a motion to approve the minutes from the December 6, 2012 meeting. The motion was seconded by Mr. Sweeten. Motion carried.

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

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

Mr. Brand made a motion to approve the Resolutions from the December 6, 2012 meeting. The motion was seconded by Mr. Armbruster. Motion carried.

1. Hardship variance application to remove the existing deck and construct an 11 x 23 sunroom encroaching into the rear yard setback and exceeding allowed building coverage, submitted by David & June D’Zurilla for the location known as Block 713, Lot 26, 214 East Memphis Avenue.

Mr. Timothy Dwyer, Esq., represented the applicants.

Mr. David D’Zurilla, applicant, and Mr. William Sweeney, Licensed Land Surveyor, were sworn in by Chairman Hanson.

Mr. Dwyer explained they would like to amend the application to have a 11 x 16 sunroom and not a 11 x 23 sunroom. He explained this change would eliminate the need for a building coverage variance. He explained what is proposed is typical of this area. He explained what his clients would like to do is similar to what the Board has approved in the past.

Mr. Sweeney explained what is proposed is typical of others in the area. He explained there would be no detriment if approved. He explained it would be an undue hardship to the applicant if not approved.

The Board asked if this was a sunroom or a four-season room? Mr. D’Zurilla explained the structure would be stick built. He explained there would be heat and air conditioning in the room. He explained there wouldn’t be any plumbing.

Mr. Harvatt explained if the plan was being revised, there should be a plan submitted showing the new size. Mr. Sweeney drew the new dimensions on a survey which was marked into evidence.

Mr. D’Zurilla explained the room would go up to the shower which is to remain.

The Board explained a sunroom is a three-season room with no heat. They explained what is proposed is an addition. Mr. D’Zurilla explained the interior would be finished like the rest of the house. He explained there would be windows all around the new room.

Mr. Dwyer submitted into evidence elevations of the proposed room.

There was a discussion as to whether it would make a difference with the noticing and ad in the paper that this is not a sunroom, but addition. Mr. Harvatt explained it really didn’t make a difference.

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. DiStefano.

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kobik	YES
	Chairman Hanson	YES		

Motion carried.

A memorializing resolution will be prepared by the Board Solicitor for the Board review and approve at the next scheduled meeting.

2. Hardship variance application to construct a new single family dwelling on a lot deficient in lot area, frontage & width, submitted by Scott Peter for the location known as Block 528, Lot 74-76, 14 Delair Road.

Mr. Scott Peter, applicant, was sworn in by Chairman Hanson.

Mr. Peter explained he was the contract purchaser of this property. He explained hardship variances are needed for lot area, frontage and width. He explained he did send letters of vacant property to the adjacent owners. He explained no adjacent vacant land is available.

The Board asked how tall the building would be? Mr. Peter explained it would be 28 feet from elevation 10.

This portion of the hearing was opened to the public.

Mr. Lyle Norrbom was sworn in by Chairman Hanson.

Mr. Norrbom questioned the height of the building? Mr. Peter explained it would be two stories and 32 feet in height.

Mr. Norrbom explained he doesn't see a hardship case. He explained he is concerned with how it will look.

Mr. Harvatt explained this is an independent undersized lot. He explained that either the Board would have to approve the variance, or the Township would have to purchase the lot. He also explained that the neighbor's could purchase the lot at fair market value.

Mrs. Leone Norrbom was sworn in by Chairman Hanson.

Mrs. Norrbom asked if the house was going to be a rental property? Mr. Peter explained the house is for his sister. He explained he didn't know if his sister will live in the house or rent it out.

This portion of the hearing was closed to the public.

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

VOTE:	Mr. Armbruster	YES	Mr. Brand	YES
	Mr. DiStefano	YES	Mr. Utsch	YES
	Mr. Sweeten	YES	Mr. Kobik	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 7:29 P.M. The motion was seconded by Mr.

Kobik. 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.