



CORRESPONDENCE:

Handouts:

The New Jersey Planner: November 2009; Vol. 70. No. 5.

Chapter 141 - Oath of office administered.

List of Board Solicitor vouchers dated November 30, 2009.

List of Board Engineer vouchers dated December 2, 2009.

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

Mr. Utsch made a motion to approve the minutes from the November 5, 2009 meeting. The motion was seconded by Mr. Sweeten. Motion carried.

Mr. Armbruster made a motion to approve the 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. Brand. Motion carried.

Mr. Sweeten made a motion to approve the resolutions from the November 5, 2009 meeting. The motion was seconded by Mr. DiStefano. Motion carried.

Chairman Hanson explained that this is the time of year when the Board entertains solicitations for professional services for the following year. Mr. Galestok explained that he has not received any correspondence from interested parties.

Mr. Harvatt explained to the Board that he would like to continue as Board Solicitor for the 2010 calendar year under the current terms and conditions.

Mr. Sray explained that Hatch Mott MacDonald Engineers would like to continue as Board Engineers for the 2010 calendar year under the current terms and conditions.

1. Hardship variance application to construct an addition to an existing garage, garage would then be larger than principal structure and encroaching into the rear yard setback, submitted by Richard & Isabella Hill, Sr., for the location known as Block 433, Lot 14.01, 627 Breakwater Road.

Mr. Louis C. Dwyer, Jr., Esq., represented the applicants.

Mr. Richard Hill and Mrs. Isabella Hill, applicants, were sworn in by Chairman Hanson.

Mr. Dwyer explained to the Board that his clients have owned the property for 20 years. He explained that the survey shows the existing storage building. He explained this is the building to be expanded. He explained that the two closer to the house will be eliminated. He explained that his client restores antique automobiles. He explained that this would be for his clients use only.

Mr. Dwyer explained that the building is non-conforming for the rear yard setback. He explained that they are planning on keeping the same setback.

Mr. Dwyer explained that the proposed structure would be larger then the house.

Mr. Dwyer explained that his clients are trying to purchase the land behind them. He explained that they have been having some problems with the mortgage company. He explained that the land was subdivision by the Planning Board. He marked into evidence the subdivision plan dated December 17, 2008. Mr. Dwyer showed the Board the land that his clients will receive and be merged with their lot. He explained that the property would merge with his client's lot is 67' deep by 181' wide. Once the land is merged with his clients property, the rear yard setback variance is no longer needed.

Mr. Galestok explained that he agrees with Mr. Dwyer regarding the subdivision.

The Board asked if the current building would be demolished? Mr. & Mrs. Hill explained that building is only three years old. They explained that building would stay.

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. Utsch.

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. Armbruster made a motion to adjourn at 7:15 P.M. The motion was seconded by Mr. Utsch. 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.**