

Vice Chairman Bauer called the regular Meeting of the Board of Adjustment of October 3, 2012 to order at 7:00 p.m.

MEMBERS PRESENT: Elliott Averett, Anthony Spina, Harvey Ort, Morris Bauer
Robert Bridgman, Frank Baguiao
Alternate Members: Dorothy Walter, Geoffrey Price
Members Absent: Craig Schwemmer (Chairman)
Others Present: Secretary Barbara Margolese, Attorney Gail Fraser, Planner
David Banisch, Engineer Leon Hall

STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT - Adequate notice of this meeting was published in the Observer-Tribune on January 19, 2012 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

Pledge of Allegiance.

New Board member Geoffrey Price was introduced.

MINUTES

1. August 1, 2012 Regular Meeting

A motion to approve the minutes of August 1, 2012 as presented was made by Mr. Spina, seconded by Mr. Averett. A voice vote was taken; all were in favor. The motion carried.

Ayes: Anthony Spina, Dorothy Walter, Elliott Averett, Morris Bauer

Nays: None Abstentions: Geoffrey Price, Frank Baguiao, Robert Bridgman,
Harvey Ort

The meeting was opened to the public for items not on the agenda.

Mr. Roger Freiday (7 Jones Lane) spoke to the Board about damage that has been done to Jones Lane as a result of work being carried out by the Holleys who are located at the end of the road. Mr. Freiday noted that a catch basin has been repaired by Washington Township at the corner of Jones Lane and Fairview Avenue and that this damage was the result of the Holleys' trucks on their private road. He said that he feels that the bond that was placed for road repair by the Holleys should be called to repair the damage. Engineer Hall stated that the bond money is to be used for repairs resulting from the exporting of soil from the Holleys' property. He noted that Mr. Holley is aware of the damage and will be responsible for the repair. Mr. Freiday stated his opposition to only property owners within 200 feet of a subject property being noticed for applications adding that on a private road like Jones Lane the entire road's property owners should be noticed.

No additional comments were received and the meeting was closed to the public for items not on the agenda.

not feel that there is a need for any a landscaping buffer for this proposal as the neighbor to this property would not notice any change. Mr. Hall advised that the Board of Health review the drywell plans for the site prior to the granting of a building permit. Mr. Yarussi was asked if any soil excavated for this project would be exported from the site. He stated that the soil will stay on-site and will be used to fill-in any holes on the property. Mr. Hall recommended that the as-built plan be submitted prior to issuance of a Certificate of Occupancy.

Planner David Banisch reviewed his letter pertaining to this application dated October 2, 2012. Mr. Banisch referred to the photograph of the back of the applicant's house which was submitted with the application. He stated that if the applicant is going to match the gable on the existing home an additional foot of setback will need to be requested for the variance. Planner Banisch reviewed the limitations of the site which make the proposed location the best place for the addition. He stated that the existing house is set rearward on the lot and that it is on a substandard sized lot. He stated that the granting of the variances would not be detrimental to the Township Zone Plan and its zoning ordinance. Engineer Hall pointed out that the submitted architectural plans show a flying gable of 2 feet. It was decided that the rear yard setback variance being requested be not less than 40.5 feet and that the lot coverage not exceed 18%.

Mr. Price noted that the applicant had been before the Board of Adjustment in 2008 for a side yard setback variance to allow for the construction of a detached garage. Mr. Yarussi noted that the submitted survey was done when he came in for that variance application in 2008.

A motion was made by Mr. Ort to approve the variance for improved lot coverage with it not to exceed 18% and a rear yard setback to be not less than 40.5 feet with the condition that that the Board of Health review the drywell plans for the site prior to the granting of a building permit and that the applicant submits an as-built plot plan signed and sealed by a NJ Licensed Land Surveyor showing setback dimensions and a final improved lot coverage number submitted prior to issuance of a Certificate of Occupancy. The motion was seconded by Mr. Spina.

Ayes: Anthony Spina, Dorothy Walter, Elliott Averett, Morris Bauer, Geoffrey Price, Frank Baguiao, Robert Bridgman, Harvey Ort

Nays: None Abstentions: None

DISCUSSION - CORRESPONDENCE

1. Mr. Baguiao noted that he has been running into ground mounted solar pedestal issues regarding fencing and that the Board should consider asking for this matter to be looked into by the Township.

2. Vouchers

Vouchers from Habitat by Design for \$240.00, from Banisch Associates for \$208.00, \$942.50, \$39.00, and \$572.00, Anderson & Denzler for \$357.80 and Oweis Engineering for \$420.00 were reviewed. The motion to approve the submitted vouchers was made by Mr. Averett and seconded by Mr. Bauer. A voice vote was taken; all were in favor and the motion carried.

Mr. Averett made a motion to adjourn, seconded by Mr. Spina. A voice vote was taken; all were in favor and the meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Barbara Margolese, Secretary