

Washington Township Board of Adjustment

February 3, 2016

Chairman Spina called the regular Meeting of the Board of Adjustment of February 3, 2016 to order at 7:30 p.m.

MEMBERS PRESENT: Anthony Spina, Morris Bauer, Robert Bridgman, Geoffrey Price, Derrick Thauer, Mark Soga
Alternate Members: Eric Raes
Members Absent: Harvey Ort, Dorothy Walter
Others Present: Engineer Leon Hall, Attorney Gail Fraser, Planner David Banisch, Secretary Barbara Margolese

STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT - Adequate notice of this meeting was published in the Observer-Tribune on January 21, 2016 and posted on the Bulletin Board on the same date. Notices were mailed as requested.

Pledge of Allegiance

MINUTES

1. January 6, 2016 Regular & Reorganization Meeting

A motion was made by Mr. Price to approve the regular meeting minutes of January 6, 2016 as presented, seconded by Mr. Thauer. A voice vote was taken and the motion carried.

Ayes: Anthony Spina, Robert Bridgman, Eric Raes, Geoffrey Price, Morris Bauer, Derrick Thauer
Nays: None
Abstentions: Mark Soga

2. January 6, 2016 Executive Session

A motion was made by Mr. Bauer to approve the executive session minutes of January 6, 2016 as presented, seconded by Mr. Bridgman. A voice vote was taken and the motion carried.

Ayes: Anthony Spina, Robert Bridgman, Eric Raes, Geoffrey Price, Morris Bauer, Derrick Thauer
Nays: None
Abstentions: Mark Soga

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

APPLICATIONS

1. Anthony Cappuccio – Block 13, Lots 12 - Jones Lane - Variance to allow single family dwelling construction on a non-dedicated street

Representatives present: Attorney Michael Selvaggi, Anthony Cappuccio

Attorney Michael Selvaggi informed the Board that the applicant has been in contact with the Township Fire Chief and is trying to arrange a site visit. Mr. Selvaggi stated that Mr. Cappuccio is asking the Board for a waiver to submit a new survey. Engineer Hall noted that the survey that was submitted for this application is more than 35 years old. Attorney Fraser stated that the waiver could be granted to have the new survey submitted between the time of end of the hearing and the resolution of approval.

Washington Township Board of Adjustment

February 3, 2016

A motion was made by Mr. Price, seconded by Mr. Raes to grant the partial waiver for completeness and up to the time of the Board's decision on this application. A roll call vote was taken; all were in favor and the motion carried.

Ayes: Anthony Spina, Robert Bridgman, Eric Raes, Geoffrey Price, Morris Bauer, Derrick Thauer, Mark Soga Nays: None Abstentions: None

2. Patrick Kenney – Block 20, Lot 35 – 264 Schooley's Mountain Rd. – "C" Variance for lot coverage – Completeness Determination & public hearing
Representatives present: Patrick Kenney, Marcee Kenney

Patrick Kenney introduced himself and his wife Marcee Kenney. He told the Board that he had been granted a variance to build an addition on his home in 2010 and that when the 2013 as-built survey was done it was found that the maximum impervious surface allowable had been exceeded. He stated that the patio on the survey was there before the addition was built.

A motion was made by Mr. Soga, seconded by Mr. Bridgman to deem this application as complete. A voice vote was taken; all were in favor and the motion carried.

Ayes: Anthony Spina, Robert Bridgman, Eric Raes, Geoffrey Price, Morris Bauer, Derrick Thauer, Mark Soga Nays: None Abstentions: None

Patrick Kenney and Marcee Kenney were sworn-in. Engineer Hall pointed out that the table C that was submitted with this application was the 2010 application table. He stated that the impervious surface that is existing is 17.44% needs to be shown in that table. Mr. Hall noted that the patio, slate driveway, and common driveway area in the corner of the property were not shown on the 2010 survey by the Kenney's surveyor. Engineer Hall recommended that a 298 cu. Ft. capacity dry well be installed to handle the additional stormwater runoff. Planner Banisch noted that two roof leaders are shown going from the roof to a pachysandra bed. Mr. Raes stated that he did not have any issues with granting a waiver for the drywell due to the unique historic characteristics of the property.

A motion was made by Mr. Bridgman, seconded by Mr. Soga to approve the lot coverage variance to allow 17.44% coverage for this property and to waive the requirement for a dry well. A roll vote was taken; all were in favor and the motion carried.

Ayes: Anthony Spina, Robert Bridgman, Eric Raes, Geoffrey Price, Morris Bauer, Derrick Thauer, Mark Soga Nays: None Abstentions: None

3. Sardeira/Viera – Block 47, Lot 23.05 – 40 North Mount Lebanon Road – R-5 Zone - "C"
Variance for height of retaining wall (existing) built over 6 ft. maximum retaining wall height

The Board discussed the letter sent by Mr. Sardeira's attorney, Fausto Simoes; which requested an additional 1 month adjournment to come back before the Board for completeness in March. The Board agreed to allowing one more month for a complete application to be submitted and that no further adjournments will be allowed.

A motion was made by Mr. Soga, seconded by Mr. Thauer to allow one more month for a complete application to be submitted for the March meeting with all documents to be submitted ten days prior to the meeting and that no further adjournments will be allowed. A voice vote was taken; all were in favor and the motion carried.

Washington Township Board of Adjustment

February 3, 2016

Ayes: Anthony Spina, Morris Bauer, Geoffrey Price, Harvey Ort, Eric Raes, Derrick Thauer, Robert Bridgman Nays: None Abstentions: None

DISCUSSION - CORRESPONDENCE

1. Escrow Accounts

The Board discussed issues that are being experienced with regard to escrow account replenishment. The Board decided that the escrow account shall never be allowed to dip below 50% and at such time the escrow account will be replenished to the original amount. They also stressed that building permits cannot be issued unless the escrow accounts have a positive balance. Attorney Fraser was directed to create a policy for the Board to vote on at their next meeting in March.

2. Vouchers

The motion to approve the submitted vouchers was made by Mr. Bauer and seconded by Mr. Raes. A voice vote was taken; all were in favor and the motion carried.

Mr. Bauer made a motion to adjourn, seconded by Mr. Raes. A voice vote was taken; all were in favor and the meeting was adjourned at 9:08 p.m.

Respectfully Submitted,

Barbara Margolese, Secretary