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Township Clerk
Amy Leso, RMC

West Deptford Township

Municipal Building, 400 Crown Point Road, West Deptford, New Jersey 08086-0089
856-845-4004

ZONING BOARD OF ADJUSTMENTS REGULAR MEETING MINUTES TUESDAY October 14, 2014 at 7:00 PM

- I. **CALL THE MEETING TO ORDER:** The regular meeting of the West Deptford Township Zoning Board was held on Tuesday September 9, 2014 at 7:00 PM at the Municipal Building. The Chairman, Mike McManamy called the meeting to order, lead the Flag salute and asked for roll call.

Present:

Mr. Bill Bondar	Mr. Randy Colone	Mr. Anthony Dameika
Mrs. Ellen Lanciano	Mr. Jake Leise, Alt. 3	Mr. Mike McManamy
Mr. James Robinson	Mr. Bill Simmons, Alt. 2	Mr. Paul Wallowitch

Absent:

Mr. George Grady, Alt. 4

- II. **SWEARING IN PROFESSIONALS:** Mr. Ziegler swore in Mr. Matt Kensil, PE (Engineer) and Mr. Augustyn (Planner) to provide testimony at this evening's meeting.
- III. **APPROVAL OF MINUTES:** The minutes from September 9, 2014 were approved with a correction to Mr. Simmons being listed as recused incorrectly. Motioned by Mr. Bondar and seconded by Mr. Colone. All in favor.
- IV. **OLD BUSINESS:** None
- V. **NEW BUSINESS:**

1. BULK VARIANCE - 2014-13

APPLICANT: Samuel DiSimone

PROPERTY: 12 St. Regis Drive

LOCATION: Block 500.06 Lot 28, Map 38.03

ACTION DESIRED: A bulk variance to allow a side yard setback of 0 feet where a minimum of 10 feet is required, and a total aggregate variance of 18 feet instead of the required 25 feet for the purpose of constructing a carport. Any necessary variances or waivers the Board may deem necessary.

Mr. DiSimone was sworn in and present the application to the Board. He stated the carport would be beneficial and the concrete was existing. There was confirmation that gutters would be installed and drainage would flow to the back of the property. The Chairman opened the floor to the public, which no one came forward to speak, therefore closing the public portion. With no additional Board concerns or questions, Mr. Bondar motioned to approve the application as submitted. Mr. Robinson seconded the motion, and a roll call vote confirmed all in favor 7 yes, 0 no.

2. BULK VARIANCE - 2014-14

APPLICANT: John Novak

PROPERTY: 266 Hessian Avenue

LOCATION: Block 159, Lots 12.01, Tax Map 16

ACTION DESIRED: A variance to allow a 30'X40' pole barn where a maximum of 600 square feet is permitted. A height variance of 17' instead of the maximum height of 15 feet. Any necessary variances or waivers the Board may deem necessary.

Mr. and Mrs. Novak were sworn in to present the application. They discussed the need for storage, for their watercraft, vehicles and cycles. This structure will replace an existing structure that is currently in disrepair. There are plans in place to landscape and improve the area.

The Chairman opened the floor to the public. Ms. Linda Hudson, a neighbor, of 282 Hessian, stated that the structure requested was "out of character" for the neighborhood. She feels there are too many large buildings surrounding her property and would affect her resale value. She provided pictures that were marked for public exhibit.

Solicitor Ziegler reminded the Board that if approval is granted there are actually two separate motions needed, to which the Board further discussed. A motion was made by Mr. McManamy to approve the height variance. Mr. Colone provided the second. Roll call vote was 5-2. (Lanciano, Wallowitch). A motion was made by Mr. McManamy to approve the size of the structure. Mr. Dameika provided the second. Roll call vote was 5-2. (Lanciano, Wallowitch).

3. USE VARIANCE - 2014-15

APPLICANT: Thomas J. Boyle

LOCATION: 135 Crown Point Road

PROPERTY: Block 346, Lot 1.01, Tax Map 30

ACTION DESIRED: A use variance to permit two principal uses in the existing building, to be utilized in part by a commercial tenant with the remainder of the building being utilized by Boyle Tool & Die Co. It is believed no variances or waivers are required by this application other than those which may arise by virtue of a preexisting condition for the front yard setback. The applicant seeks any and all waivers and/or variances which may be deemed necessary by the Board or its Professionals upon further review.

Ms. Kathy Renner, Esquire and Mr. Tim Kernan PE presented the application on behalf of Mr. Boyle. Mr. Kernan was sworn in and accepted an expert witness. Mr. Boyle informed the Board of his need for a tenant and the described the building being properly outfitted to accommodate a tenant, including ADA requirements. It was stated that a tenant would not bring any additional traffic except for a small number of employees and parking is already accounted for that purpose. There was agreeable discussions from Mr. Kensil and Mr. Augustyn with the Board on landscape design, site improvements, trash pick-up, lighting, trailer placement on property and loading/unloading areas.

The Chairman opened the floor to the public, which no one came forward to speak, therefore closing the public portion. With no additional Board concerns or questions, Mr. McManamy motioned to approve the application as submitted. Mr. Robinson seconded the motion, and a roll call vote confirmed all in favor 7 yes, 0 no.

III. **CORRESPONDENCE/REPORTS:** None

IV. **MEMORIALIZE RESOLUTIONS:**

	<u>2014-12</u>	<u>2014-13</u>	<u>2014-14</u>
	<u>Urban</u>	<u>Brasberger</u>	<u>Dahmer</u>
Motion:	Mr. Robinson	Mr. Robinson	Mr. Dameika
Second:	Mr. Bondar	Mr. Dameike	Mr. Wallowitch
All in favor:	All in favor	All in favor	All in favor
	7-0	7-0	4-0

V. **OPEN THE MEETING TO THE PUBLIC:** None

VI. **ADJOURNMENT** A motion for adjournment was made by Mr. Robinson seconded by Mr. Bondar.
All in favor

Respectfully Submitted,



Ms. Michelle Hack
Recording Secretary

Adopted on 11/11/2014