

MAYOR
RAYMOND CHINTALL

TOWNSHIP COMMITTEE
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Jerry Maher



Township Administrator
Brandon E. Umba

CFO
William Pine

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 NOVEMBER 11, 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 November 11, 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
Mr. George Grady, Alt. 4	Mrs. Ellen Lanciano	Mr. Jake Leise, Alt. 3
Mr. Mike McManamy	Mr. James Robinson	Mr. Bill Simmons, Alt. 2
Mr. Paul Wallowitch		

Absent:

- II. SWEARING IN PROFESSIONALS:** Mr. Ziegler swore in Mr. Hugh Dougherty, PE (Engineer) and Mr. Augustyn (Planner) to provide testimony at this evening's meeting.
- III. APPROVAL OF MINUTES:** The minutes from October 14, 2014 were motioned for approved as submitted by Mr. Bondar and seconded by Mr. Dameika. All in favor.
- IV. OLD BUSINESS:** None
- V. NEW BUSINESS:**

1. BULK VARIANCE – 2014-16

APPLICANT: Mark Richardson

PROPERTY: 1119 Harker Avenue

LOCATION: Block 132.02, Lot 20, Map 16.02

ACTION DESIRED: A variance to allow a 40X60 pole barn instead of the maximum allowed size of 600 sq.ft. A height variance of 25' instead of the maximum allowed height of 15'. Any necessary variances or waivers the Board may deem necessary.

Mr. Richardson was sworn in to provide testimony to this evening's application. It was stated that there are 3 existing sheds, and 1 is to be removed and replaced by the proposed structure. Mr. Richardson stated the need for the pole bard is to store his motorhome, racecar and trailer and keep safe from vandals and

thieves. He further stated and clarified for the record this structure will not to be used to conduct nor operate a business. Mr. Dougherty reported that this structure needs to be identified as an accessory structure or private garage and provided the criteria thereof. Mr. Dougherty also stated that is a grading plan needed due to the size of the structure for watershed and storm water drainage. Mr. Augustyn reported that there are 2 variances needed, 1 for height and 1 for size. Additional concerns of the impact to the zoning plan and the neighbors. Solicitor Ziegler stated Mr. Richardson had the right to request the Board table the application until he could consul with professionals to help him achieve all the outstanding criteria. He also advised Mr. Richardson of the public notice requirements should this extend beyond a specific timeframe. Mr. Robinson made the motion to table this application, which was seconded by Mr. Colone. Roll call vote was 6-1 (Wallowitch opposed).

III. **CORRESPONDENCE/REPORTS:** Chairman McManamy read a note of resignation from Vice Chair Dameika. Mr. Augustyn provided a summary of the Four-County Hazard Mitigation Project status and provided an update. He also discussed the Master Plan and Storm Water Management Plan.

IV. **MEMORIALIZE RESOLUTIONS:**

	<u>2014-15</u> <u>DiSimone</u>	<u>2014-16</u> <u>Novak</u>	<u>2014-17</u> <u>Boyle</u>
Motion:	Mr. Robinson	Mr. Bondar	Mr. Bondar
Second:	Mr. Wallowitch	Mr. Robinson	Mr. Dameika
All in favor:	All in favor 7-0	All in favor 7-0	All in favor 7-0

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 Dec 9, 2014