



MAYOR
Denice DiCarlo

Township Administrator
Deborah Turner-Fox

TOWNSHIP COMMITTEE
Jeff Hansen
Jerry Maher
James Mehaffey
Adam Reid

Chief Finance Officer
Christine Greenwood

WEST DEPTFORD TOWNSHIP

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

Acting Municipal Clerk
Lee Ann DeHart

**ZONING BOARD OF ADJUSTMENTS
REGULAR MEETING MINUTES
Tuesday December 13, 2016 at 7:00 PM**

I. CALL THE MEETING TO ORDER: The regular monthly meeting of the West Deptford Township Zoning Board was held on Tuesday December 13, 2016 at 7:00 PM at the Municipal Building. Chairman Mr. Robinson called the meeting to order, lead the Flag salute and asked for roll call. Mr. Robinson also read the open public meetings act as follows: Public notice has been given by the Board Secretary in the following manner: by posting written notice on the official bulletin board of the Municipal Building on January 4, 2016, by mailing written notice to the South Jersey Times and Courier Post on January 4, 2016 and by filing notice with the Acting Township Clerk on January 4, 2016.

Present:

Mr. Ken Boody	Mrs. Maureen Concordia	Mr. Rick Nichols
Mr. Phil Mac Adams	Mrs. Jill Magill	
Mr. James Robinson	Mr. Paul Wallowitch	
Mr. Phillip DuVilla(Solicitor)	Robert Calloway, Engineer	Joe Augustyn, Planner

Absent:

Mr. Charles Fentress

II. APPROVAL OF MINUTES: The October 11, 2016 minutes were motioned for approval by Mrs. Concordia and seconded by Mr. Boody. 7 yes, 0 no

III. SWEARING IN: Mr. DuVilla swore in Mr. Augustyn and Mr. Calloway to provide testimony at this meeting.

IV. NEW BUSINESS:

1. BULK VARIANCE 2016-12 - Approved

APPLICANT: Heather Dolan
PROPERTY: 804 Grove Avenue
LOCATION: Block 92, Lot 15, Tax Map 6, Zone R3
ACTION DESIRED: A variance from section 166-36E to allow a six foot privacy fence in a front yard setback, which is on the side street, New Jersey Avenue. Any necessary variances or waivers the Board or Professionals may deem necessary.

Heather Dolan was sworn to give testimony regarding this application. Mrs. Dolan explained the hardship due to young children and home location on a corner lot. Mrs. Dolan discussed the fence being held from the corner as not to cause a site issue for vehicles or pedestrians. Mr. Augustyn spoke regarding the zone plan and master plan positive/negative criteria.

December 13, 2016 Minutes Continued

2016-12 DOLAN

Mr. Calloway commented about the installation of the fence as to not create a drainage issue. Mr. Robinson opened the meeting to the public, when no one appeared to speak, the public portion was closed.

A motion was made by Mrs. Magill to approve the application, the motion was seconded by Mr. MacAdams. Roll Call Vote: 7 yes/0 no

2. BULK VARIANCE 2016-13 - Approved

APPLICANT: Marjorie Lizzi

PROPERTY: 4 3rd Avenue

LOCATION: Block 427, Lot 9.03, Tax Map 41, Zone R2

ACTION DESIRED: A variance to allow a garage to be constructed 10 inches from the property line instead of the required 6 feet from the property line. Any necessary variances or waivers the Board or Professionals may deem necessary.

Mrs. Marjorie Lizzi and Mrs. Syliva DeSalis were sworn to provide testimony for this application. Mr. Augustyn spoke to the positive/negative criteria and the zone plan and master plan compliance. Mr. Calloway raised concerns that 10" from the property line would create an overhang on the neighbor's property, drainage on neighboring property and a footing on the property line. Recommendation was to hold the garage 3 feet to allow for proper drainage and entire garage to remain on property.

Mr. Robinson opened the meeting to the public, when no one appeared to speak, the public portion was closed.

A motion was made by Mr. Nichols to approve this application with a 3 foot setback instead of the required 6 feet, and assurance that roof line and drainage would remain on this property. The motion was seconded by Mr. Wallowitch. Roll Call Vote: 7 yes, 0 no.

3. BULK VARIANCE 2016-14 - Approved

APPLICANT: Renee Alt

PROPERTY: 200 W. Eighth Street

LOCATION: Block 94, Lot 2, Tax Map 6, Zone R3

ACTION DESIRED: A variance to allow a setback of 3 feet instead of the required 10 feet for the purpose of constructing a 500 sq.ft. detached garage. Any necessary waivers or variances the Board or Professionals may deem necessary.

Renee Alt was sworn to provide testimony for this application. Mr. Augustyn spoke to the positive/ negative criteria and the zone plan and master plan compliance. Mr. Calloway raised concerns about the existing elevation of the property and the property behind being a much lower elevation. Mr. Robinson opened the meeting to the public, when no one appeared to speak, the public portion was closed.

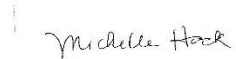
December 13, 2016 Minutes Continued

2016-14-ALT

A motion was made to approve the application by Mr. Nichols to allow a 3 foot setback instead of the required 10 feet, further contingent upon gutters being installed on the garage, the new construction cannot cause erosion or storm water drainage onto neighboring properties. The motion was seconded by Mr. Wallowitch. Roll Call Vote: 6 yes, 1 no (Boody)

- V. CORRESPONDENCE/REPORTS:** None
- VI. MEMORIALIZE RESOLUTIONS:** A motion was made to memorialize action taken on Resolution 2016-11 for Robert Black by Mr. Nichols, seconded by Mrs. Concordia. 6 yes, 0 no, 1 abstention (Magill)
- VII. OPEN THE MEETING TO THE PUBLIC:** None
- VIII. ADJOURNMENT:** A motion for adjournment was made by Mr. Nichols, seconded by Mrs. Magill. Roll Call Vote: 7 yes, 0 no.

Respectfully Submitted,



Ms. Michelle Hack
Recording Secretary

Adopted on: January 10, 2017