

MAYOR
Denice DiCarlo

TOWNSHIP COMMITTEE
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Adam Reid



Township Administrator
Deborah Turner-Fox

Chief Finance Officer
Christine Greenwood

Acting Municipal Clerk
Lee Ann DeHart

WEST DEPTFORD TOWNSHIP

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

**ZONING BOARD OF ADJUSTMENTS
REGULAR MEETING MINUTES
Tuesday April 12, 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 April 12, 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 Township Clerk on January 4, 2016.

Present:

Mr. Ken Boody	Ms. Maureen Concordia	Mr. Phil MacAdams
Mr. James Robinson	Mr. Paul Wallowitch	
(Alt. 1) Charles Fentress	(Alt. 2) Jill Magill	

Absent:

Mr. Rick Nichols

- II. **APPROVAL OF MINUTES:** The February 9, 2016 minutes were motioned for approval by Ms. Concordia and seconded by Mr. Wallowitch. 5 yes, 0 no, 2 abstain (Fentress, Magill)
- III. **SWEARING IN OF PROFESSIONALS:** Mr. Hugh Dougherty and Mr. Joe Augustyn were sworn in by Mr. John Alice. He then swore in Mr. Fentress and Ms. Magill.
- III. **CORRESPONDENCE/REPORTS:** Chairman Robinson read the resignation of Michael McManamy. Motion to accept the resignations came from Mr. Boody and seconded by Ms. Concordia and all were in favor. Mr. Robinson reported the completeness on the 2015 Annual Zoning Summary and report. Mr. Augustyn suggested to Board consider reviewing the zoning in The Grande development.
- IV. **NEW BUSINESS:**
- 1. USE VARIANCE 2016-3 - Approved**
- APPLICANT:** Shirley Evans
PROPERTY: 34 Budd Blvd.
LOCATION: Block 356.03, Lot 27, Tax Map 34.01, Zone R-2
ACTION DESIRED: A use variance to allow an in-law suite, which was in existence since 1989 with a variance, for the purpose of selling the property.

Ms. Shirley Evans was present and sworn in to provide testimony. She stated that the addition of an in-law suite was built in 1989 and at that time she was granted a use variance in stating the kitchen in the addition would be removed or a new variance granted at the time she no longer owned the property. She also testified that since that time, her parents lived there and have since died, she has never rented or the space in keeping with the original agreement. Presently the house is for sale and the contracted buyer, Ms. Irene Skarpodos was sworn in and stated for the record she wants to buy the property with the in law suite in tact. She is willing to sign an agreement stating that she intends to use the property in the same manner as the 1989 variance. Mr. Augustyn read in his report the applicant is keeping within the original condition of use and the addition fits nicely in the neighborhood. He and Mr. Dougherty recommend that Board move forward with granting the variance. Mr. Dougherty stated in his report there is no increase of traffic, cars and no change in any engineering aspects. Mr. Robinson opened the floor for public comment. Ms. Dale Roberts, a 33-year neighbor stated for the record she supports the new neighbor bringing her family in to live with her. Ms. Christy Garrity, a neighbor within 200 feet and the realtor for the sale of this property also spoke in support of the variance. With no further comments from the public the Chairman closed the public portion for this application. With no further comments from the Board, Mr. Wallowitch made a motion to approve the application as submitted. Ms. Concordia seconded the motion. Roll call vote 7 yes, 0 no, 0 abstain.

2. BULK VARIANCE 2016-4 - Approved

APPLICANT: Dane Via

PROPERTY: 169 Asbury Avenue

LOCATION: Block 118, Lot 60; Tax Map 9, Zone R-3

ACTION DESIRED: A bulk variance from Section 166-36E to allow a six foot solid privacy fence in a front yard setback. Any necessary variances or waivers the Board may deem necessary.

Mr. Dane Via was present and sworn in to provide testimony as to why he wants a fence of that height. His property backs up to an abandon house and he worries about drug activity on the street. The fence will provide safety and privacy for his children and pet. He also testified that his side yard, although technically his front yard serves as a backyard since there isn't much of a backyard area. He stated that he has worked with a contractor and tested out several variations and believes the proposed fence is the best fit for his property. Mr. Dougherty has no reports or concerns. Mr. Augustyn stated that he feels although not a detriment to traffic or an impediment for neighbors, a six-foot fence along the front is not a precedent to set for the neighborhood and a five-foot for the front section would be a better fit for the neighborhood. At this time the Chairman opened the floor for public comment. No one came forward to speak therefore closing the public portion. With no further Board comments or discussion Mr. Fentress moved to approve the application as submitted. Ms. Concordia provided the second. Roll call vote 7 yes, 0 no, 0 abstain.

3. BULK VARIANCE 2016-5 - Approved

APPLICANT: Todd Boorstein

PROPERTY: 1079 Buckingham Drive

LOCATION: Block 351.25, Lot 39, Tax Map 32.05, Zone MU

ACTION DESIRED: A bulk variance for a rear yard setback of 5.7 feet instead of the required 25 feet for the purpose of constructing a deck. Any necessary variances or waivers the Board may deem necessary.

Mr. Todd Boorstein was present and sworn in to provide testimony as to why he wants a deck of that size. He stated its inline and conformity with what the previous neighbors have built. It will be used as an outdoor living area with a patio set and a couple chairs. He testified that it will be 22 feet wide and 20 feet long. He stated he has obtained HOA approval. Mr. Augustyn determined it was fitting for the property and

fit the neighborhood and expects no detriment to the neighbors; Mr. Dougherty stated the drainage will not pose an issue and the overhead clearance requirements are satisfied. The Chairman opened the floor for public comment. No one came forward to speak therefore closing the public portion. With no further Board comments or discussion Mr. Wallowitch moved to approve the application as submitted. Ms. Magill provided the second. Roll call vote 7 yes, 0 no, 0 abstain.

V. **MEMORIALIZE RESOLUTIONS**

2016-02- Alanric Foods
Motion Mr. Wallowitch
Second Mr. Boody
Roll Call Vote 5 yes, 0 no 2 abstain (Fentress and Magill)

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

VII. **ADJOURNMENT** A motion for adjournment was made by Mr. Fentress seconded by Mr. Boody.
All in favor

Respectfully Submitted,



Ms. Michelle Hack
Recording Secretary

Adopted on May 10, 2016