

MAYOR
DENICE DICARLO

TOWNSHIP COMMITTEE
Jeff Hansen
Jerry Maher
James Mehaffey
Adam Reid



Acting Township Administrator
Christine Greenwood

CFO
Christine Greenwood

Township Clerk
Amy Leso, RMC

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 MAY 12, 2015 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 May 12, 2015 at 7:00 PM at the Municipal Building. Vice Chairman Jacob Leise called the meeting to order, lead the Flag salute and asked for roll call.

Present:

Mr. Bill Bondar	Mr. George Grady, Alt. 4	Mr. Randy Colone
Mr. Jacob Leise	Mr. Rick Nichols	Mr. Bill Simmons, Alt. 2
Mr. Paul Wallowitch		

Absent:

Mr. Mike McManamy	Mr. James Robinson
-------------------	--------------------

- II. **SWEARING IN:** 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 March 10, 2015 minutes were submitted for approval. Motion to approve by Mr. Bondar and seconded by Mr. Colone. Roll call vote 7 yes 0 no

IV. **NEW BUSINESS:**

1. **BULK VARIANCE – 2015-4**

APPLICANT: Thomas & Penny Sheehan

PROPERTY: 1321 Puritan Avenue

LOCATION: Block 181, Lot 6, Map 16.05

ACTION DESIRED: A bulk variance for a rear yard setback of 4 feet instead of the required 10 feet and a side yard setback variance of 4 feet instead of the required 10 feet for the purpose of building a detached garage. Any other variances or waivers the Board may deem necessary.

Mr. and Mrs. Sheehan were present and sworn in to provide testimony for this application. Mr. Sheehan explained they bought the property in 1981 and at that time there was a dilapidated 3-car garage that was used for a shop at one point but had fallen in unsafe conditions. He demolished that structure but left the concrete slab intact. Mr. Sheehan submitted photos at exhibits and testifies that a newly built structure would be turned around and therefore more functional. Mr. Augustyn mentioned the height of the proposed structure being in accordance with the Master Plan. The Board discussed the gutters run-off being placed properly. Mr. Leise opened the floor to the public, however no one came forth to speak therefore closing the floor to the public portion. Mr. Ziegler presented another scenario on entertaining a motion,

however Mr. Bondar motioned to approve the variance as requested. Mr. Colone seconded the motion and a roll call vote confirmed affirmative approval 7 yes 0 no.

2. BULK VARIANCE – 2015-5

APPLICANT: John Cunane III

PROPERTY: 649 Grant Avenue

LOCATION: Block 207, Lot 73, Map 18.02

ACTION DESIRED: Relief from Section 166-44B(3) to allow a front yard setback of 22.75 feet instead of the required 30 feet for the construction of a covered porch. Any other variances or waivers the board may deem necessary.

Mr. and Mrs. John Cunane were present and sworn in to provide testimony to provide testimony for this application. They described the desire to build a covered porch from the front porch to the garage. Mr. Augustyn stated this in an improvement to the home as well as the neighborhood and fits within the Master Plan. Mr. Kensil had nothing to report. After discussion amongst the Board, the floor was opened up for public comment. No one from the public came forward to speak on this application therefore the floor. Motion was made by Mr. Colone to approve the variance as submitted. This motion was seconded by Mr. Bondar and a roll call vote confirmed affirmative approval 7 yes 0 no

V. **CORRESPONDENCE/REPORTS:** None for this meeting

VI. **MEETING OPEN TO THE PUBLIC:** Mr. Dave Sileo of Juniper Court spoke on his displeasure of The Farm subdivision as it moves forward and made connection with the recent Sunoco site plan approval that was recently granted Planning Board. He suggested the Zoning Board take jurisdiction, however it was explained this is not an option.

VII. **MEMORIALIZE RESOLUTIONS**

2015-3

Rugger Realty

Motion: Mr. Colone

Second: Mr. Nichols

Roll Call Vote: 7-0

VIII. **MEMORIALIZE ACTIONS:** Mr. Bondar made a motion to memorialize the actions of this meeting. Mr. Colone provided the second, to which all were in favor.

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

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

Respectfully Submitted,

Ms. Michelle Hack
Recording Secretary
Adopted _____