

MAYOR  
RAYMOND CHINTALL



Acting Township Administrator  
Brandon E. Umba

**TOWNSHIP COMMITTEE**

Denice DiCarlo  
Jeff Hansen  
John W. Keuler, Jr.  
Jerry Maher

**CMFO**  
William Pine

**Township Clerk**  
Amy Leso, RMC

**WEST DEPTFORD TOWNSHIP**

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

**ZONING BOARD OF ADJUSTMENTS  
REGULAR MEETING MINUTES  
TUESDAY JUNE 10, 2014 7PM**

- I. **CALL THE MEETING TO ORDER:** The regular meeting of the West Deptford Township Zoning Board was held on Tuesday June 10, 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. George Grady, Alt. 4
Mrs. Ellen Lanciano	Mr. Jake Leise, Alt. 3	Mr. Mike McManamy
Mr. James Robinson		

**Absent:**

Mr. Anthony Dameika	Mr. Bill Simmons, Alt. 2	Mr. Paul Wallowitch
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**SWEARING IN PROFESSIONALS:** Mr. Ziegler swore in Mr. Hugh Dougherty, PE (Engineer) to provide testimony at this evening's meeting.

- II. **APPROVAL OF MINUTES:** The minutes from May 13, 2014 were approved as submitted. Motioned by Mr. Bondar and seconded by Mr. Robinson. All in favor.
- III. **OLD BUSINESS:** None
- IV. **NEW BUSINESS:**

**1. BULK VARIANCE 2014-9**

APPLICANT: Leslie Buck

PROPERTY: 36 Highgrove Court

LOCATION: Block 351.22, Lot 9, Tax Map 32.08

ACTION DESIRED: A bulk variance for a rear yard setback of 20 feet instead of the required 25 feet for the purpose of constructing a deck. Any other variances or waivers the Board may deem necessary.

Upon being sworn in Ms. Buck described the application and the plans for the deck. She provided HOA permissions and confirmed Mr. Dougherty's comments that the open space is a common area and the existing drainage will not be affected. The Chairman opened the floor for public comments. No one from the public was present to speak therefore closing the public hearing portion. The Board had no more questions from Ms. Buck, hence Mr. Bondar motioned to accept the

application as submitted. Ms. Lanciano seconded the motion to which all were on favor. Roll call vote confirmed 7-0.

**2. BULK VARIANCE 2014-10**

APPLICANT: Bernard A. Korbel

PROPERTY: 1668 Atkins Avenue

LOCATION: Block 123, Lot 23, Tax Map 10

ACTION DESIRED: A bulk variance to allow a 30X40 (1200 sq.ft.) pole barn, which exceeds the maximum allowable size of 600 square feet. A height variance of 20 feet instead of the required 15 feet. Any other variance or waivers the Board may deem necessary.

Mr. McManamy recused himself from this application due to his in-laws neighboring the applicant's property. Mr. Korbel was sworn in by Mr. Ziegler to provide testimony for his application. He discussed the need for the bulk and the height variances and answered many questions for the Board. Vice Chairman Bondar opened the meeting to the public for comments. Mr. McManamy spoke on behalf of his father-in-law, Mr. Albert Dameika 1142 Red Bank, whose property backs up to the applicants. He stated that Mr. Dameika does not have any problems with proposed building and welcomes Mr. Korbel as a neighbor. There were no further comments therefore closing the public hearing portion of the application. After further discussion on the height, it was motioned by Mr. Grady to approval the bulk variance portion. Mr. Robinson seconded the approval and roll call vote of 4 yes and 2 no. Due to the fact the height variance is a "D" variance and requires 5 affirmative votes, Solicitor Ziegler advised the applicant to table this portion for a larger quorum. Therefore this application will be re-visited on July 8, 2014.

V. **CORRESPONDENCE/REPORTS:** None

VI. **MEMORIALIZE RESOLUTIONS:**

	<u>2014-06</u>	<u>2014-7</u>	<u>2014-8</u>
Motion:	Mr. McManamy	Mr. McManamy	Mr. McManamy
Second:	Mr. Robinson	Mr. Robinson	Mr. Robinson
All in favor	6 Yes 1 Abstain (Lanciano)	6 Yes 1 Abstain (Lanciano)	6 Yes 1 Abstain (Lanciano)

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

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

Respectfully Submitted,

Ms. Michelle Hack  
Recording Secretary