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Christine Greenwood

Acting Municipal Clerk
Lee Ann DeHart

WEST DEPTFORD TOWNSHIP
Municipal Building
400 Crown Point Road
West Deptford, New Jersey 08086
Phone: 856-649-4004
ZONING BOARD OF ADJUSTMENTS
REGULAR MEETING MINUTES
Tuesday June 14, 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 June 14, 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. Rick Nichols
Mr. James Robinson	Mr. Paul Wallowitch	Mr. Phil DuVilla (Solicitor)*
Mr. Robert Calloway (Engineer)* For Hugh Dougherty	Mr. Joe Augustyn (Planner)*	

*does not vote

Absent:

Mr. Charles Fentress	Mrs. Jill Magill	Mr. Phil MacAdams
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Mr. DuVilla attended on behalf of John Alice. He conducted the swearing in of Board professionals, Mr. Augustyn and Mr. Calloway, so they may provide testimony to the applications being presented.

- II. **APPROVAL OF MINUTES:** The May 10, 2016 minutes were motioned for approval by Mr. Nichols and seconded by Mr. Boody. All in favor.
- III. **CORRESPONDENCE/REPORTS:**
- IV. **NEW BUSINESS:**
BULK VARIANCE 2016-8 - Approved
APPLICANT: Leon Ignatius
PROPERTY: 523 Columbia Blvd.
LOCATION: Block 92, Lots 11&12, Tax Map 5, Zone R3
ACTION DESIRED: A bulk variance to allow a 720 sq.ft. garage instead of the maximum allowable size of 600 square feet. A side yard setback variance of 8 foot instead of the minimum setback of 10 feet. Any necessary variances or waivers the Board may deem necessary.

Mr. Ignatius was sworn in to provide testimony to his application stating the drainage will not flow onto the adjacent property and it would be maintained on his own property. He has moved the

proposed garage over away from the neighbors so not to impede their space. The garage will be used for his 3 recreational vehicles. Mr. Calloway stated his drainage concerns were already addresses and Mr. Augustyn stated he thought the structure will fit in with the existing neighborhood and the positive outweigh the negative criteria. The Chairman opened the meeting to the public and no one came forth to speak therefore closing the public portion of the application. With no other questions from the board Mr. Nichols made a motion to approve with was seconded by Ms. Concordia. Roll call vote 5 yes 0 no 0 abstain.

2. BULK VARIANCE 2016-9 – Application held over at the request of the applicant

APPLICANT: Celeste Martins

PROPERTY: 1 Lafite Court

LOCATION: Block 352.11, Lot 15, Tax Map 33.05, Zone R1

ACTION DESIRED: A bulk variance to allow an accessory structure .75 feet from the property line, instead of the required 6 feet. Any necessary variances or waivers the Board may deem necessary.

Ms. Martin and Ms. Irene Bintz were sworn in to provide testimony to the application. The stated this shed would serve as a sewing area for Ms. Martins, who is the applicant and sister of the property owner Ms. Bintz. She stated the design of the shed is made to appear like a miniature home to fit in with the neighborhood and of the two open locations on the lot, this would be best. It will look like a standalone property Mr. Augustyn asked if the fence would be removed and she said it would be. He asked if the shed will be climate controlled since she mentioned sewing machines, she stated it would and she plans to run utility service, although not water and sewer. He reminded the Board this differs from the application submitted. He explained the need for a variance comes after the applicant has a hardship and there doesn't seem to be a true hardship to overcome since there are other locations on the property this will fit. Ms. Martins stated it will be easier to maintain the yard work if the shed is located on this portion of the property, to which the Board deemed this not a legitimate hardship. The Board discussed the size of the shed to which Ms. Martins testified that she has 5 sewing machines and has sewing projects that take over the house and needs this space for her work. When asked on the record if this was for a home business Ms. Martins testified it was a "hobby" although later testified she is an interior designed by trade. She also stated the proposed structure would be ideal in the situation for resale it could be sold as a guest cottage or a mother in law suite. It was stated on the record these are strictly enforced as a violation to the zoning code as the lots are for single family homes. The Chairman opened the meeting to the public and no one came forth to speak therefore closing the public portion of the application. Mr. DuVilla stated to the applicant her options and at that time the applicant asked to have the application tabled to try to rework the plan and not need a variance. Motion to table came from Mr. Nichols and seconded by Mr. Boody. Roll call vote 5 yes 0 no.

3. BULK VARIANCE 2016-10 - Approved

APPLICANT: Timothy & Sharon McCloskey

PROPERTY: 731 Lancaster Drive

LOCATION: Block 351.20, Lot 30, Tax Map 32.08, Zone MU

ACTION DESIRED: A bulk variance of 18 feet instead of the required 25 feet for the purpose of constructing a deck, in accordance with Chapter 166-15-2h. Any necessary variances or waivers the Board may deem necessary.

Mr. and Mrs. McCloskey were sworn in to provide testimony to their application. The stated they would like a deck and therefore need a variance to build it to size. They stated their lot does not

have a fence and that their lot size is smaller than average for lots in their neighborhood. When Mr. Callaway discussed the drainage they stated will not need to re-route current drain spouts therefore there will be no change in the current drainage plan. Mr. Augustyn took no issue with the addition of a deck and stated it would look nice on their property. The Chairman opened the meeting to the public and no one came forth to speak therefore closing the public portion of the application. With no other questions from the board Mr. Nichols made a motion to approve, which was seconded by Mr. Wallowitch. Roll call vote 5 yes 0 no 0 abstain.

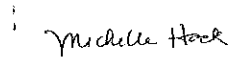
V. **MEMORIALIZE RESOLUTIONS**

	2016-6	2016-7
	Caltagirone	JM
Motion	Mr. Nichols	Ms. Concordia
Second	Mr. Boody	Mr. Boody
Roll Call Vote	5 yes 0 no 0 abstain	5 yes 0 no 0 abstain

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

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

Respectfully Submitted,



Ms. Michelle Hack
Recording Secretary

Adopted on: September 13, 2016