

January 6, 2016- REORGANIZATION MEETING

A regular meeting of the Board of Adjustment was held in the Municipal Complex at 7:00 p.m.

Present	Also Present
Harvey Langer	John Miller, Esq.
Dennis Raftery	Brian Boccanfuso
Eileen Della Volle	Michael Fowler
Frank Mizer	Sean Kinnevy
Dawn Marie White	Denise Sweet
Stephen Leitner	
Louis Sorrentino	
Jeffrey Schneider	

Mr. Fowler led the salute to the flag; and the roll was called.

Mr. Fowler opened the meeting and called for nominations for Chairman of the Board. Harvey Langer was nominated. It was moved by Mr. Raftery and seconded by Mr. Leitner. The nominations were closed. A roll call was taken and Mr. Langer was elected unanimously.

Mr. Langer called for nominations for Vice Chairman of the Board. Dennis Raftery was nominated. It was moved by Mr. Mizer and seconded by Ms. Della Volle. The nominations were closed. A roll call was taken and Mr. Raftery was elected unanimously.

Mr. Langer called for nominations for Board Attorney. The firm of Weiner/Lesniak was nominated. It was moved by Mr. Raftery and seconded by Mr. Mizer. The nominations were closed. A roll call was taken and The firm of Weiner/Lesniak was elected unanimously.

Mr. Langer called for nominations for the Board Engineer. The firm of CME Associates was nominated. It was moved by Mr. Mizer and seconded by Ms. Della Volle. The nominations were closed. A roll call was taken and the firm of CME Associates was elected unanimously.

Mr. Langer called for nominations for Board Secretary. Christine Papa was nominated. It was moved by Mr. Raftery and seconded by Mr. Leitner. The nominations were closed. A roll was taken and Christine Papa was elected unanimously.

Mr. Langer called for nominations for Board Shorthand Reporter. The firm of Denise Sweet & Associates was nominated. It was moved by Mr. Raftery and seconded by Ms. White. The nominations were closed. A roll was taken and the firm of Denise Sweet & Associates was elected unanimously.

Mr. Langer announced the full membership of the Board of Adjustment for 2016.

Harvey Langer- Chairman  
Dennis Raftery- Vice Chairman  
Eileen Della Volle  
Frank Mizer  
Dawn Marie White  
Stephen Leitner  
Louis Sorrentino  
Jeffrey Schneider- Alternate I

The member of Alternate II will be appointed at the next meeting.

Board Attorney: The firm of Weiner/Lesniak  
Board Engineer: The firm of CME Associates  
Board Secretary: Christine Papa  
Board Shorthand Reporter: The firm of Denise Sweet & Associates

The Board Professionals were sworn in.

#### **BA-2955- Gregory and Patricia Anagnostis**

Mr. Langer read a letter from John Jackson dated January 6, 2016 in which he asked to have the application removed from the January 6, 2016 agenda. He also requested any escrow money be refunded to the applicant.

#### **BA-2954- George Haarlander**

Adam Steuerman was present to represent the applicant.  
George Haarlander and Noel Pagan were sworn in. Mr. Pagan is the contractor.

#### **EVIDENCE**

##### **A-1- Aerial photo of the site**

Mr. Haarlander is requesting to construct a 3 season room to the rear of his existing home. The room will measure 12' x 15' 9" and will stand about 9' high over the rear patio. The Township Code requires a minimum rear setback of 15 feet and the applicant is proposing 10' from the rear property line. The room will have no heat. The room will be constructed not to collapse from heavy snow. Mr. Pagan testified that approximately 60% of the residents in Greenbriar have a similar room. This particular room will back up to the woods. This room will improve the aesthetics of the existing home.

The applicant has obtained approval from the Greenbriar Association.

Public portion closed

#### Factual Findings

Ms White- The applicant is proposing a 3 season room to the rear of his home and will cover the existing patio. The room will measure 12 x 15'9" and will be 9' high. The applicant is required to have a 15' rear setback and is proposing 10'. The applicant has submitted Greenbriar Association approval. This application will cause no detriment to the neighbors or area.

Mr. Raftery- Concurred

Ms. Della Volle- Concurred

Mr. Mizer- Concurred

Mr. Leitner- Concurred

Mr. Sorrentino- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2954- George Haarlander. It was moved by Mr. Raftery and seconded by Mr. Mizer. All other eligible members voted AYE.

#### **BA-2956- Robert Maltese**

Robert Maltese was sworn in. He is proposing to install an in-ground pool 12' x 26' at 5' from the waterward side of a bulkhead where 15' is required. Mr. Maltese stated he already has a CAFRA permit for the new bulkhead he installed last year. Before then there was no bulkhead at the site. The pool will be 5' from the house. The applicant will also require a variance for the fence as shown on the plan. The fence is on the property line and stands 6'. The Board requested the applicant to submit a plan to the secretary with the fence plotted as its location.

Mr. Mizer stated that a portion of the deck can be removed and spin the pool around to fit better on the site and reduce the size of the variance needed. Mr. Maltese was reluctant to reduce the size of the deck and spin the pool. Other Board members agreed with Mr. Mizer.

Public portion closed

#### Factual Findings

Mr. Mizer- The site is in the R-7.5 zone. The applicant has obtained a CARA Permit for the construction of the new bulkhead. The applicant is requesting to place an in-ground pool at 5'

from the bulkhead where a 15' rear setback is required. The applicant has created his own hardship. Deny this application.

Mr. Raftery- The applicant has suffered from Super Storm Sandy and this variance should be approved.

Ms. Della Volle- Concurred with Mr. Mizer. Deny this application.

Ms. White- Concurred with Mr. Raftery, approve this application.

Mr. Leitner- Concurred with Mr. Raftery, approve this application.

Mr. Sorrentino- Deny this application

Mr. Langer- Approve this application.

A motion was made to approve case BA- 2956- Robert Maltese. It was moved by Mr. Raftery and seconded by Ms. White. Mr. Langer, Mr. Raftery, Ms. White and Mr. Leitner voted AYE. Ms. Della Volle, Mr. Mizer and Mr. Sorrentino voted to deny the application.

#### **BA-2935- Fernando and Antonia Semiao**

Michale Brendo was sworn in. He is an employee of Kinney Pools. The applicant is proposing to construct an in-ground pool 15' from the water ward side of a bulkhead and a setback of 11 or 12 feet is proposed. This application will require certification from the engineering department. The applicant agreed to consolidate the lots.

#### **EVIDENCE**

Recommended

A-1 – Photo showing the railing on the deck

A-2- Photo showing the railing on the deck

A-3- Photo showing the measurement of the foundation

The pool measures 10' x 25'. This application will cause no negative impact to the neighbors or the area.

Public portion closed

Factual Findings

Mr. Mizer- The applicant is proposing to install an in-ground pool at 11 or 12' from the bulkhead where 15' is required by the Township Ordinance. This application will have no negative impact on the neighbors or the area.

Ms. White- Concurred

Mr. Sorrentino- Concurred

Mr. Leitner- Concurred

Mr. Raftery- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2935-Fernando and Antonia Semiao. It was moved by Ms. White and seconded by Ms. Della Volle. All other eligible members voted AYE.

A motion was made to approve the Resolution as posted for case BA-2950- Alexander and Janice Serge. It was moved by Mr. Raftery and seconded by Mr. Mizer. Mr. Raftery, Ms. Della Volle, Mr. Mizer, Ms. White, Mr. Leitner, Mr. Schneider and Mr. Langer voted AYE. Ms. Grenier was present but not voting. Mr. Morrell was absent.

A motion was made to approve the Resolution as posted for case BA-2953- Ryan Homes Central Division. It was moved by Mr. Mizer and seconded by Mr. Leitner. Mr. Raftery, Ms. Della Volle, Mr. Mizer, Ms. White, Mr. Leitner, Mr. Schneider and Mr. Langer voted AYE. Ms. Grenier was present but not voting. Mr. Morrell was absent.

A motion was made to approve the Resolution as posted for case BA-2952- Charles Gilliliand. It was moved by Ms. White and seconded by Mr. Raftery. Ms. Della Volle, Mr. Mizer, Ms. White, Mr. Leitner, Mr. Schneider, Mr. Raftery and Mr. Langer voted AYE. Ms. Grenier was present but not voting. Mr. Morrell was absent.

A motion was made to adjourn the meeting at 8:20 p.m.  
All members voted AYE.

Respectfully submitted,

Christine Papa, Secretary  
Planning Board/Zoning Board