

July 6, 2016

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

Present

Harvey Langer
Frank Mizer
Dawn Marie White
Stephen Leitner
Louis Sorrentino
Jeffrey Schneider
Carl Anderson

Also Present

John Miller, Esq.
Brian Boccanfuso
Sean Kinnevy
Denise Sweet

Absent

Dennis Raftery
Eileen Della Volle

Mr. Langer led the salute to the flag; and the roll was taken.

The Board Professionals were sworn in.

BA-2982- Gail Granowitz

Mark Kitrick, Esq. was present to represent the applicant.

Hank Patterson was sworn in. He is the husband of Gail Granowitz.

Jeffrey Carr was sworn in. (engineer)

The applicant is proposing to construct an in-ground swimming pool which measures 12' x 23' between the house and Bay Lane.

The Township Code requires a minimum front setback of 25 ft. from the property line at Bay Lane and a setback of only 6.5 ft. is proposed.

The home was damaged by Super Storm Sandy and has been renovated. The applicant purchased the home in 2013. The applicant is also proposing a fence around the pool but the fence will meet all setback requirements.

Mr. Carr stated that the lot has two frontages and has an odd shape and this location is the only place on the lot that the pool can be constructed. Mr. Carr stated that the size of the pool is small for the lot and many other neighbors have similar pools. The pool will be approximately 6 ft. deep and will have no diving board. The air conditioning units will be placed on the Ketch Road side of the home. None of the construction will be located in the site triangle.

Public portion closed

Factual Findings

Mr. Mizer-The applicant is proposing an in-ground pool variance. The applicant is proposing to construct the pool at 6.5 ft. from the rear property line where by Township Ordinance 25 ft. is required. The applicant is also proposing to erect a fence around the pool but the fence will meet all setback requirements. The home was damaged by Super Storm Sandy and has been renovated. The lot is an odd shape and has 2 frontages which creates a hardship for the applicant. No construction will be placed in the site triangle. There are similar pools in the area and this application will not create any hardship to the neighborhood or area.

Ms. White- Concurred

Mr. Leitner- Concurred

Mr. Sorrentino- Concurred

Mr. Schneider- Concurred

Mr. Anderson- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2982- Gail Granowitz. It was moved by Ms. White and seconded by Mr. Mizer. Mr. Mizer, Ms. White, Mr. Leitner, Mr. Sorrentino, Mr. Schneider, Mr. Anderson and Mr. Langer voted AYE. Mr. Raftery and Ms. Della Volle were absent.

BA-2976- Nancy Eberhardt

Nancy Eberhardt was sworn in.

Jay Reining was sworn in. He is the contractor.

Ms. Eberhardt is proposing to construct a front covered porch which measures 5 ft. x 27.8 ft. about 14 ft. high. The Township Code requires a minimum front setback of 20 ft. and a setback of 16.5 ft. is proposed. The home was damaged by Super Storm Sandy and the deck will be elevated. The home is located on a cul-de-sac and the lot is odd shaped. There is an existing back deck which requires a setback of 15 ft. and 13 ft. is existing. This deck will be included in the application. The applicant is requesting the deck to be able to spend time with her family and enjoy the view of the water.

Public portion closed

Factual Findings

Ms. White- The property is located in the R-5 zone. The applicant is proposing to construct a covered front porch at a rear setback of 16.5 ft. where 20 ft. is required by the Township Code. There is an existing read deck constructed at 13 ft. from the property where by Township Code 15 ft. is required. There were no comments from the audience. This application will cause no detriment to the neighborhood and will have no negative impact.

Mr. Mizer- Concurred

Mr. Leitner- Concurred

Mr. Sorrentino- Concurred

Mr. Schneider- Concurred

Mr. Anderson- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2976- Nancy Eberhardt. It was moved by Mr. Mizer and seconded by Mr. Sorrentino. Ms. White, Mr. Mizer, Mr. Leitner, Mr. Sorrentino, Mr.Schneider, Mr. Anderson and Mr. Langer voted AYE. Mr. Raftery and Ms. Della Volle were absent.

BA-2981- David Wos

David Wos was sworn in. He is proposing to erect a dog ear pinewood fence, 6 ft. solid high along the property line at Laurelton St. The applicant proposes to construct the fence with 0 ft. from the property line where by Township Code 12.5 ft. is required. A portion of the fence will be located in the site triangle. Mr. Wos stated that he is requesting the fence because he has children and they play on that side of the home and he wants to keep them safe.

Mr. Kinnevy suggested that the fence be placed as the applicant requested and can be put in the site triangle. Mr. Boccanfuso stated that the fence being placed as proposed will meet the Federal requirement.

Public portion closed

Ms. White- The applicant is proposing a 6 ft. solid fence to be placed at 0 ft. from the property line where by Township Code requires 12.2 ft. A small portion of the fence will be placed in the site triangle but will meet all Federal requirements. The applicant requested to erect the fence for the safety of his children. This application will cause no detriment to the area or zoning plan.

Mr. Mizer- Concurred

Mr. Leitner- Concurred

Mr. Sorrentino- Concurred

Mr. Schneider- Concurred

Mr. Anderson- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2981- David Vos. It was moved by Mr. Leitner and seconded by Mr. Sorrentino. Ms. White, Mr. Mizer, Mr. Leitner, Mr. Sorrentino, Mr. Schneider, Mr. Anderson and Mr. Langer voted AYE. Mr. Raftery and Ms. Della Volle were absent.

Recess: 7:40 Meeting resumed: 7:45

BA-2977- Kyle Lepree and Margaret Brunette

Salvatore Alfieri, Esq. was present to represent the applicants.

James Watt was sworn in. (architect)

The applicants are seeking to construct a new +/-470 square foot 2 car garage attached to the existing residential dwelling on the property via a new covered walkway. It does not appear that any improvements to the existing dwelling or any other significant site improvements are currently proposed.

The following variances are requested:

Item	Permitted	Existing	Proposed
Minimum Front setback- principal Structure	40 ft.	13.2 ft.*	13.2 ft.*
Maximum front setback-accessory Structure	40 ft.	N/A	15.3 ft.
Minimum Side setback- accessory	10 ft.	8.0 ft.	8.0 ft.

- Existing condition: no change proposed. However, we note that the survey submitted With this application indicates an existing front setback dimension of 13.0 ft.

The walkway will be a low structure and not interfere with any neighbors view. The existing deck was constructed with no permits. It appears the structure will require a variance. A revised plan should be submitted showing accurately the existing and proposed conditions. The plans should also be revised to clearly depict the scope and limits of the proposed improvements/modifications to the driveway and surrounding area.

The applicant agreed to move the garage over 2 ft. from the side yard setback which

would eliminate this variance. The applicant is proposing a 4 bedroom home and meets the RSIS standards.

Public portion closed

Factual Findings

Mr. Mizer- The property is located in the R-7.5 zone. The applicant is proposing to construct a new 2 car garage attached to the existing single family dwelling on the property with a covered walkway. The variances requested are listed above as well in the CME report dated May 11, 2016. The existing deck that was constructed without permits must be shown on a revised plan submitted to the Board along with any other requests made by the Board to be shown on a revised plan. This application will have no negative impact on the surrounding area or the neighborhood.

Ms. White- Concurred

Mr. Leitner- Concurred

Mr. Sorrentino- Concurred

Mr. Schneider- Concurred

Mr. Anderson- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2977- Kyle Lepree and Margaret Brunette. It was moved by Ms. White and seconded by Mr. Sorrentino. Mr. Mizer, Ms. White, Mr. Leitner, Mr. Sorrentino, Mr. Schneider, Mr. Anderson and Mr. Langer voted AYE. Mr. Raftery and Ms. Della Volle were absent.

A motion was made to approve the Vouchers as posted. It was moved Mr. Mizer and seconded by Mr. Leitner. Mr. Mizer, Ms. White, Mr. Leitner, Mr. Sorrentino, Mr. Schneider, Mr. Anderson and Mr. Langer voted AYE. Mr. Raftery and Ms. Della Volle were absent.

A motion was made to approve the Resolution as posted for case BA-2980- Gregory Good and Robin Iozzi. It was moved by Mr. Leitner and seconded by Mr. Schneider. Mr. Leitner, Mr. Sorrentino, Mr. Schneider, Mr. Anderson and Mr. Langer voted AYE. Mr. Mizer and Ms. White were ineligible. Mr. Raftery and Ms. Della Volle were absent.

A motion was made to approve the Resolution as posted for case BA-2975- Paul and Cristina R. Kiley. It was moved by Mr. Schneider and seconded by Mr. Sorrentino. Mr. Anderson, Mr. Schneider, Mr. Sorrentino, Mr. Leitner and Mr. Langer voted AYE. Mr. Mizer and Ms. White were ineligible. Mr. Raftery and Ms. Della Volle were absent.

A motion was made to approve the Resolution as posted for case BA-2979- David and Sharon Ercoliani. It was moved by Mr. Leitner and seconded by Mr. Schneider. Mr. Anderson, Mr. Schneider, Mr. Sorrentino, Mr. Leitner and Mr. Langer voted AYE. Mr. Mizer and Ms. White were ineligible. Mr. Raftery and Ms. Della Volle were absent.

A motion was made to approve the Resolution as posted for case BA-2978- Stephanie Ferraro. It was moved by Mr. Sorrentino and seconded by Mr. Schneider. Mr. Anderson, Mr. Schneider, Mr. Sorrentino, Mr. Leitner and Mr. Langer voted AYE. Mr. Mizer and Ms. White were ineligible. Mr. Raftery and Ms. Della Volle were absent.

A motion was made to adjourn the meeting at 8:10 p.m. All members voted AYE.

Respectfully submitted,

Christine Papa, Secretary
Planning Board/Board of Adjustment