

August 17, 2016

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

Present

Harvey Langer
Eileen Della Volle
Frank Mizer
Dawn Marie White
Louis Sorrentino
Jeffrey Schneider
Carl Anderson

Also Present

John Miller, Esq.
Brian Boccanfuso
Sean Kinnevy
Denise Sweet

Absent

Dennis Raftery
Steven Leitner

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

The Board Professionals were sworn in.

BA-2987- Paul Chiafullo

Paul Chiafullo was sworn in.

Colleen Lees was sworn in. She is employed by Mr. Chiafullo

The applicant is proposing to install an electrical generator which measures 48" x 26". The Township Code requires a minimum side setback of 15 ft. and the generator is proposed at 5 ft. from the property line. The generator is 29" in height.

Ms. Lees stated that Mr. Chiafullo has health problems and needs the generator for medical reasons.

Mr. Kinnevy stated he had no objections to the generator being installed.

Public portion closed

Factual Findings

Mr. Mizer- The property is located in the R-20 zone. The applicant is proposing to install a generator 48" x 26" which stands 29" high at 5 ft. from the side property line where 15 ft. is required by Township Ordinance. The applicant is requesting the generator because of medical

reasons. This is the only area on the property that the generator can be installed. This application will cause no detriment to the area or neighborhood.

Mr. Anderson- Concurred

Mr. Schneider- Concurred

Mr. Sorrentino- Concurred

Ms. White- Concurred

Ms. Della Volle- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2987- Paul Chiafullo. It was moved by Ms. White and seconded by Ms. Della Volle. Mr. Mizer, Mr. Anderson, Mr. Schneider, Mr. Sorrentino, Ms. White, Ms. Della Volle and Mr. Langer voted AYE. Mr. Raftery and Mr. Leitner were absent.

BA-2988- Karen and Rodger Slack

Rodger Slack was sworn in.

The applicant is proposing to construct an in-ground swimming pool, 10 ft. x 22 ft. between the house and lagoon. Township Code requires a minimum setback of 15 ft. from the water-ward side of the bulkhead and a setback of 9 ft. is proposed. Mr. Slack is requesting the pool so his grandchildren could have a place to swim. It was stated that the discharge from the filter will not be dumped into the lagoon. The applicant must meet the conditions to comply with the Permit-By –Rule.

The applicant agreed to consolidate lots 6 and 7.

Mr. Kinnevy stated he had no objections to this application.

Public portion closed

Factual Findings

Ms. White- The property is located in the R-5 zone. The pool is a kidney shape and measures 10 ft. x 22 ft. Township Code requires a minimum setback of 15 ft. from the water-ward side of the bulkhead and a setback of 9 ft. is proposed. All outside agency approvals must be obtained. The applicant agreed to consolidate lots 6 and 7. This application will not cause any detriment or negative impact to the neighborhood.

Ms. Della Volle- Concurred

Mr. Mizer- Concurred

Mr. Sorrentino- Concurred

Mr. Schneider- Concurred

Mr. Anderson- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2988- Rodger Slack. It was moved by Ms. Della Volle and seconded by Mr. Mizer. Ms. White, Ms. Della Volle, Mr. Mizer, Mr. Sorrentino, Mr. Schneider, Mr. Anderson and Mr. Langer voted AYE. Mr. Raftery and Mr. Leitner were absent.

BA-2991-Frank Maldonado

Gina and Frank Maldonado were sworn in.

The applicant has already constructed a stone structure about 3' x 8' for an outdoor grill between the house and the bulkhead. The Township Code requires a minimum rear setback of 15 ft. and only a setback of 7.7 ft. is existing. Mr. Maldonado stated this wall is a barbecue island. A barbecue can be rolled into the wall and be hooded up to gas for cooking. This wall will act as a counter for the grill. Mr. Maldonado was cited when the inspector was called in for the gas hook up for the grill. Mr. Maldonado stated that he wasn't aware that he needed a permit for the wall as he considered it part of the home.

Mr. Mizer stated that part of the fire pit and wall surrounding the pit are not on the applicant's property. Mr. Boccanfuso stated that often there is a strip of property between the property line and the bulkhead that the owner of the home does not own but often uses. The Board does not have the authority to approve the use of this land but does not require the owner to remove the structure. It is referred to sometimes as "No Man's Land".

Public portion closed

Factual Findings

Mr. Mizer- The property is located in the R-7.5 zone. The applicant constructed a wall 3 ft. x 8 ft. to enclose his barbecue grill. The grill will be hooked up to gas. The wall is constructed 7.7 ft. from the property line where 15 ft. is required by Township Code. This application causes no detriment to the area or the neighborhood.

Ms. White- Concurred

Ms. Della Volle- Concurred

Mr. Sorrentino- Concurred

Mr. Schneider- Concurred

Mr. Anderson- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-2991- Gina and Frank Maldonado. It was moved by Mr. Mizer and seconded by Ms. Della Volle. Mr. Mizer, Ms. White, Ms. Della Volle, Mr. Sorrentino, Mr. Schneider, Mr. Anderson and Mr. Langer voted AYE. Mr. Raftery and Mr. Leitner were absent.

BA-3002- Ferdinand J. DiVuolo

Ferdinand DiVuolo was sworn in.

Vince Tovarro was sworn in.

The applicant is has partially started construction on a covered front porch about 7 ft. x 32 ft. with staircase and landings. The Township Code requires a minimum front setback of 25 ft. for the deck and a setback of 22 ft. is proposed. The Township Code also required a minimum front setback of 15 ft. for the front access stairway and entry stoop and a setback of about 7 ft. is proposed.

Mr. DiVuolo stated to the Board that he needs to have this covered porch and stairway to help his special needs daughter enter the home. Mr. DiVuolo stated that in the future he will be considering installing a lift. He was not aware he needed the variance until the construction on the porch was started.

Mr. Kinnevy stated that he had no objections to this application.

Public portion closed

Factual Findings

Ms. White- The property is located in the R-7.5 zone. The applicant is proposing to finish the construction of a covered front porch which is needed to aid his special needs daughter. The variances requested are listed above as well as in Sean Kinnevy's report dated July 25, 2016. There were no comments from the public. This application will cause no detriment to the area or neighborhood.

Mr. Schneider- Concurred

Mr. Sorrentino- Concurred

Mr. Anderson- Concurred

Mr. Mizer- Concurred

Ms. Della Volle- Concurred

Mr. Langer- Concurred

A motion was made to approve case BA-3002- Ferdinand DiVuolo. It was moved by Mr. Sorrentino and seconded by Mr. Schneider. Ms. White, Mr. Schneider, Mr. Sorrentino, Mr. Anderson, Mr. Mizer, Ms. Della Volle and Mr. Langer voted AYE. Mr. Raftery and Mr. Leitner were absent.

A motion was made to approve the Resolution as posted for case BA-2983- Anthony Scriffignano. It was moved by Ms. White and seconded by Ms. Della Volle. Ms. White, Ms. Della Volle, Mr. Sorrentino, Mr. Mizer, Mr. Anderson and Mr. Langer voted AYE. Mr. Schneider was ineligible. Mr. Raftery and Mr. Leitner were absent.

A motion was made to approve the Resolution as posted for case BA-2878-GHU Properties. It was moved by Ms. White and seconded by Mr. Sorrentino. Mr. White, Mr. Mizer, Ms. Della Volle, Mr. Sorrentino, Mr. Anderson and Mr. Langer voted AYE. Mr. Schneider was ineligible. Mr. Raftery and Mr. Leitner were absent.

A motion was made to approve the Resolution as posted for case BA-2985- Jack Herbster. It was moved by Ms. White and seconded by Ms. Della Volle. Ms. Della Volle, Mr. Mizer, Mr. Sorrentino, Mr. Schneider, Mr. Anderson and Mr. Langer voted AYE. Mr. Schneider was ineligible. Mr. Raftery and Mr. Leitner were absent.

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

A motion was made to adjourn the meeting at 7:45 p.m. All members voted AYE.

Respectfully submitted,

Christine Papa, Secretary
Planning Board/Board of Adjustment

