

WASHINGTON TOWNSHIP

ZONING BOARD OF ADJUSTMENT

Meeting of March 14, 2011

The Washington Township Zoning Board of Adjustment was called to order by the solicitor, Timothy D. Scaffidi at 6:35 PM.

1) Flag Salute

2) Sunshine Law

This is a regular meeting of the Washington Township Zoning Board of Adjustment Meeting. Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. In addition, notice of this meeting was given to the Township Clerk.

3) Roll Call

- a. **Members Present:** Mrs. Gardiner, Mr. Mello, Mr. Pietrafesa, Mr. Powers, and Mr. Sauter.
 - i. **Members Absent:** Mr. D’Orazio, and Mr. Hatala.
- b. **Alternates Present:** Mr. Coppola and Mr. Guidotti
 - i. **Absent:** None
- c. **Council Liaison:** Mr. Christopher DelBorello (7:07 PM)

4) Swearing in of Professionals

Mr. Scaffidi then swore in the Professionals

- a. Mr. Petrongolo, CLA, RLA, PP, Board Professional Planner
- b. Richard Fini, P.E., Board Environmental Engineer
- c. John M. Pettit, P.E., P.P., C.M.E., Board Engineer
 - i. **Not in attendance:** Frank J. Seney, PE, PP, CME, Board Professional Traffic Engineer

5) Applications:

- a. Suters**, 317 Pine Street, 181/1.01, 1.03, 1.07 through 1.10, Escrow #917, Use variance. Wayne Natale, Esq. stated he represented the application. He stated his client was too ill to appear but her son was there on her behalf. It was noted that Mrs. Gardiner, Mr. Pietrafesa and Mr. Coppola had listened to a tape of the previous meeting and are to sign an affidavit to that fact. Mr. Natale stated the current home on Pine is to be razed and a handicapped accessible home to be built. The application has been amended to reduce to one lot on Copper and two lots on Pine. This will determine that it is a minor- subdivision due to 3 lots rather than the 4 previously proposed. Mr. Petrongolo, CLA, RLA, PP, Board Professional Planner, submitted a report dated 12/2/2010. He stated he had significant discussion in regard to minor subdivision. Variances are noted in his report. All lot sizes conform to community. He had no objection considering all comments in his report are satisfied. Richard Fini, P.E., Board Environmental Engineer, submitted a report dated 11/18/2010, he stated a Phase I report is not necessary. Also, the tree protection ordinance does not apply. He observed that the shed encroaches on Township land and needs to be remedied. Mr. Natale stated shed will be removed. Underground facilities will be addressed and there are no underground tanks. John M. Pettit, P.E., P.P., C.M.E., Board Engineer, submitted a report dated 11/30/2010. Some of the information required is deferred until Final approval. Stormwater management waivers are okay. Fire chief should look at application. Mr. Natale requested a waiver for installation of sidewalks. Mr. Pettit responded that an in-lieu fee would be the remedy. Mr. Sauter made a motion that for sidewalks only on Copper Street should be an in-lieu fee/2nd Mr. Mello. Roll call: 6

Affirmative, 0 Objections and 0 Abstain. Motion Carried. Mr. Natale stated because of current configuration it will be difficult to incorporate a cul-de-sac as per RSIS standards. Requested a waiver for this. Mr. Pettit asked what revised plan will show. Mr. Bruce Mc Kenna, applicant's engineer testified that it will represent grading and a dwelling on revised plans. The Professionals had no other comments or submitted any other reports on the subject application. The meeting was opened to the public and Mr. John Sczcerbinski, 311 Copper Street testified that wells service developments in Gardendale. He requests that the wells be capped and septic systems be reviewed. He suggested that the lot line on Copper end where street improvements end. He stated this will adversely affect his property. Mr. Darren Capano, 172 Garfield, stated new house out there has sidewalk and curbing. Mr. Pietrafesa asked if applicant is aware of any waiver that may have been signed stating no subdivision to occur on Copper. Mr. Natale responded in the negative nor did he know of any deed restrictions. Mr. Powers made a motion to approve application including all votes and comments/2nd Mr. Mello. Roll call: 7 Affirmative, 0 Objections and 0 Abstain. Motion Carried.

- b. **Valenti**, 723 Jefferson, 253/17, Escrow #921, Bulk Variance. Mr. Scott Valenti was sworn in and testified that he was applying for a bulk variance for a rear yard setback of 15' where 30' is required to construct a deck and 3 season sunroom. Mr. Petrongolo, CLA, RLA, PP, Board Professional Planner stated he had no review letter but the applicant was requesting a variance from section 285-59 B 8 of the Township Code. He asked Mr. Valenti what is on lot 16 to the rear of his property. Mr. Valenti stated a Single Family dwelling. He continued that the gazebo, brick patio, and brick walkway are to be removed. The

Professionals had no other comments or submitted any other reports on the subject application. The meeting was opened to the public and no one came forward to comment on the subject application. Mr. Powers made a motion to approve application /2nd Mr. Mello. Roll call: All in favor. 7 Affirmative, 0 Objections and 0 Abstain. Motion Carried.

- c. **WTMOB I, LLC** – 556 Egg Harbor Road, 117/14, 1.08 & p/o 1, Escrow #634, Signage. . **Mr. Scaffidi made an announcement that the Applicant requested to postpone until April 11, 2011. That anyone here this evening for this application that this would serve as notice that the application will be heard at the next meeting.**

6) Open Meeting to the Public:

- a. Mr. Guidotti made a motion to open meeting to the public/2nd Mr. Powers. Roll Call: All in favor. No participation. Mr. Powers made a motion to close meeting to the public/2nd Mr. Mello. Roll Call: All in favor.

7) Old/New Business -

Mrs. Lafferty reminded all about the Financial Disclosure Forms to be completed and submitted by April 15, 2011.

8) Minutes –

- a. February, 2011 – Mr. Powers made a motion to approve minutes/2nd Mr. Mello. Roll Call: All in favor. 7 Affirmative, 0 Objections, 0 Abstain.

9) Resolutions -

- a. **R16-2011 - Bruster's**, 305 Greentree Road, 54/6, Escrow #920, Signage. Mr. Mello made motion to memorialize resolution/2nd Ms. Gardiner. Roll Call: All in favor.
- b. **R17-2011 - Nesmith**, 429 Hurffville-Grenloch, 198/14.01, Escrow #919, Site plan. Mr. Mello made motion to memorialize resolution/2nd Mr. Coppola. Roll Call: All in favor.

10) Adjourn

Mr. Sauter made a motion at 7:55 PM to adjourn the meeting/2nd Mr. Powers. Roll call: All in favor. Meeting adjourned.

These minutes are a brief summary of the proceedings that took place on 3/14/2011 and should not be taken as verbatim testimony.

Respectfully submitted,



Rose Ann Lafferty

Zoning Board of Adjustment Secretary

Cc: Mayor
Business Administrator
Council
Township Clerk
Tax Assessor
Director of Community Affairs
File

March, 2011 Minutes continued

Page 6 of 6