

**TOWNSHIP OF BURLINGTON
BURLINGTON COUNTY, NJ 08016
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING, JUNE 15, 2016**

The regular meeting of the Burlington Township Zoning Board of Adjustment was held on Wednesday, June 15, 2016, at 7:00 P.M. at the Township Municipal Complex.

PRESENT: David Gillespie; Joseph Butler; Daniel Carducci; David Vancamp; Varinder Bal; Richard Ransom; Kevin Aberant, Esq., Board Solicitor; Scott Hatfield, Board Engineer;

ABSENT: Matthew Farr; Jeff Mullen; Debbie Painter; Toni Horner; Joseph DiGiovanni; Matt Witkowski, Board Traffic Engineer; Joseph Augustyn, Board Planner;

The presence of the Board Traffic Engineer and Board Planner was not required at this meeting.

Chairman Ransom called the meeting to order. He opened the meeting by reading The "Statement of Minutes" as follows:

PUBLIC NOTICE of this meeting pursuant to the Open Public Meetings Act has been given by Zoning Board of Adjustment in the following manner:

- (a) Posting written notice on the official bulletin board at the Township Municipal Complex on January 7, 2016;
- (b) Mailing written notice to the Courier Post and Trenton Times on January 8, 2016, by certified mail, return receipt requested; delivered notice to the Burlington County Times on January 6, 2016, hand receipt obtained; and Legal Ad in the Burlington County Times on January 8, 2016;
- (c) Filing written notice with the Clerk of the Township of Burlington on January 7, 2016.

Correspondence

There was no correspondence.

Darshan Singh and Parminder Kaur – Block 131.13 Lot 31.

Applicant is requesting a variance to permit a 6' high fence forward the rear corner of the home.

Darshan Singh, Applicant, and Mangit Singh, son of applicant, were both present for the application (sworn in).

Mangit Singh stated that he is present to speak on behalf of his father who cannot speak English.

The fence, which is replacing a previously existing four foot fence, has already been mostly installed.

Mr. Singh explained that the original 4 foot fence was old and rusty so they replaced it with a new 6 foot fence but didn't know they needed approval.

Mr. Hatfield inspected the site. He stated that there are other residences in the neighborhood that have a 6' high fence forward the rear of the building line. It is not inconsistent with the neighborhood.

Mr. Aberant explained the easement to the applicant and their responsibility to remove and replace the fence if it is ever needs to be taken down to access the easement.

Mr. Hatfield reviewed his report of June 10, 2016. He requested applicant look at the fence and see if they can raise it 3 inches from the ground to comply with his recommendation. He also explained to the applicant that they must obtain a fence permit from License and Inspections.

Mr. Singh stated that they choose a 6 foot fence for privacy with their 3 young children.

At this time Chairman Ransom opened the meeting to the public. There being no public comment that portion of the meeting was closed.

MOTION made by Mr. Gillespie and seconded by Mr. Butler to grant a Variance to permit a 6' fence forward the rear building line. On roll call the following vote was recorded:

AYES: Mr. Gillespie, Mr. Butler, Mr. VanCamp Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

Shawn G. Yost – Block 147.12 Lot 12, 55 Canidae Street.

Applicant is requesting a variance to permit the installation of an in-ground pool with a rear setback of 3 feet where 8 feet is required.

Shawn Yost was present before the Board. (sworn in).

This application requests a variance to construct an in-ground pool within three feet of two property lines, specifically along the rear and westerly side yards, where a minimum of eight feet is required.

Mr. Yost already has an above-ground pool that is small and wants to replace it with a bigger one. The proposed location allows them to still have some yard room for other activities.

Mr. Hatfield reviewed his report of June 10, 2016. He recommended that the proposed concrete pool decking be sloped so as to drain back towards the pool in those areas where relief from the code requirements is being requested, and that the filter backwash not be discharged in such a manner so as to allow it to flow onto any adjacent property.

Mr. Yost stated that he will make sure there is no run-off or filter discharge onto any of the neighboring properties.

At this time Chairman Ransom opened the meeting to the public. There being no public comment that portion of the meeting was closed.

MOTION made by Mr. Gillespie and seconded by Mr. Butler to grant variance to permit the installation of an in-ground pool with a rear setback of 3 feet where 8 feet is required, contingent upon Mr. Hatfield's report of June 10, 2016. On roll call the following vote was recorded:

AYES: Mr. Gillespie, Mr. Butler, Mr. VanCamp Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

REPORTS

Solicitor's Report – Mr. Aberant requested a motion to approve the following resolution:

Mimshach International, Inc. – Block 102.01 Lot 3.14 Zone B-3. 112 Sunset Road.

MOTION made by Mr. Gillespie and seconded by Mr. Bal to approve the above resolution and that it be made part of the May 2016 minutes. On roll call the following vote was recorded:

AYES: Mr. Gillespie, Mr. Butler, Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: Mr. VanCamp

Chairman Ransom declared the Motion carried.

Engineer's Report – Mr. Hatfield stated he had no report.

Zoning Report – Mrs. Liss stated she had no report.

Approval of Minutes

Chairman Ransom requested a Motion to approve the minutes of the May 18, 2016 Regular meeting.

MOTION made by Mr. Butler and seconded by Mr. Gillespie to approve the minutes from the May 18, 2016 Regular meeting. On roll call the following vote was recorded:

AYES: Mr. Gillespie, Mr. Butler, Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: Mr. VanCamp

Chairman Ransom declared the Motion carried.

Adjournment

There being no further business, **MOTION** made by Mr. VanCamp and seconded by Mr. Bal carried unanimously, that this meeting be adjourned.

On roll call the following vote was recorded:

AYES: All NAES: None

Chairman Ransom declared the Motion carried.

There being no further business, Chairman Ransom adjourned the meeting.

Respectfully submitted,

Debbie Painter, Secretary

APPROVED: _____
/kaa