

**TOWNSHIP OF BURLINGTON
BURLINGTON COUNTY, NJ 08016
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING, MAY 18, 2016**

The regular meeting of the Burlington Township Zoning Board of Adjustment was held on Wednesday, May 18, 2016, at 7:00 P.M. at the Township Municipal Complex.

PRESENT: David Gillespie; Matthew Farr; Joseph Butler; Debbie Painter; Daniel Carducci; Varinder Bal; Richard Ransom; Kevin Aberant, Esq., Board Solicitor; Scott Hatfield, Board Engineer; Joseph Augustyn, Board Planner;

ABSENT: Jeff Mullen; David Vancamp; Toni Horner; Joseph DiGiovanni; Matt Witkowski, Board Traffic Engineer

The presence of the Board Traffic Engineer 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.

FLDSJ at Burlington City, LLC – Block 14404 Lot 16 – Elma Avenue and Neck Road.

Applicant is requesting a continuance to the June 15, 2016 meeting.

MOTION made by Mrs. Painter and seconded by Mr. Farr to grant a continuance to the June meeting. On roll call the following vote was recorded:

AYES: Mr. Gillespie, Mr. Butler, Mr. Farr, Mrs. Painter, Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

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

Pablo Nieves – Block 127.02 Lot 16 – 13 Manchester Way, R-20 Zone under the Mixed Planned Residential Development Option.

John and Leah Holden – Block 95.01 Lot 8 – 6 Frazier Street, R-12 Zone.

MOTION made by Mr. Gillespie and seconded by Mr. Farr to approve the above resolutions and that they be made part of the April 2016 minutes. On roll call the following vote was recorded:

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

NAES: None

ABST: Mrs. Painter

Chairman Ransom declared the Motion carried.

Mimshach International, Inc. – Block 102.01 Lot 3.14 C0303 Zone B-3. 112 Sunset Road.

Applicant is requesting a waiver of Site Plan Approval to occupy an existing commercial/retail (strip mall) property. The applicant proposes to occupy a 15' wide x 50' deep (750 s.f.) unit at #1122 Sunset Road.

Dorion Morgan, Esq. was present for the application. He introduced Pastor Greta Nyajure, sworn in.

Pastor Nyajure stated they currently have been renting a room at the Kennedy Center in Willingboro. They have about 15 members. Mass is on Sundays 9:30-12:30pm, Bible study is on Wednesday evening 7-8:30pm and they occasionally have training on Saturdays for about 5-6 members.

Mr. Morgan read an affidavit from their architect, David Singer.

Mr. Hatfield recommended having their architect reach out to the Township Construction Official regarding handicapped access for the interior bathroom renovations.

Mr. Aberant stated that Lot 3.14 was put on the application but the tax map shows the whole building as Lot 3.03. The Tax Assessor's office confirmed that Block 102.01 Lot 3.14 C0303 is the correct identification for this property.

Mr. Butler questioned weddings and funerals.

Pastor Nyajure stated that there will be no Weddings or Funerals, they rent a big church for those events.

Mr. Hatfield reviewed his report of May 16, 2016 and the applicant agreed to address all the items in the report.

Applicant stated that they believe the existing parking is sufficient.

Mr. Augustyn reviewed his report of May 16, 2016.

Applicant stated that they are renting the space.

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 Use Variance to permit a House of Worship in a B-3 Zone and Site Plan Waiver. On roll call the following vote was recorded:

AYES: Mr. Gillespie, Mr. Butler, Mr. Farr, Mrs. Painter, Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

Reports

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

Planner's Report – Mr. Augustyn 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 April 20, 2016 Regular meeting.

MOTION made by Mr. Farr and seconded by Mr. Gillespie to approve the minutes from the April 20, 2016 Regular meeting. On roll call the following vote was recorded:

AYES: Mr. Gillespie, Mr. Butler, Mr. Farr, Mrs. Painter, Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

Adjournment

There being no further business, **MOTION** made by Mr. Farr and seconded by Mrs. Painter 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,

Eileen Liss, Secretary

APPROVED: _____

/kaa