

**TOWNSHIP OF BURLINGTON  
BURLINGTON COUNTY, NJ 08016  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING, APRIL 20, 2016**

The regular meeting of the Burlington Township Zoning Board of Adjustment was held on Wednesday, April 20, 2016, at 7:00 P.M. at the Township Municipal Complex.

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

**ABSENT:** Debbie Painter, Toni Horner; Joseph DiGiovanni; Joseph Augustyn, Board Planner; Matt Witkowski, Board Traffic Engineer

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

Mr. Gillespie 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.

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

Applicant is requesting a variance to construct a deck with a 2' side yard setback where 5' is required.

Mr. Nieves was present for the application and sworn in. He explained that he wants to install an above ground swimming pool with a ground-level deck around one side and stairs that will extend from his elevated house deck to the ground.

Mr. Hatfield stated that applicant will need a variance for the construction of the stairs. A minimum 5' setback is required.

An extensive discussion occurred at this time regarding the correct interpretation of pool decking. Since applicant's deck will have footings it will be classified as a deck.

Applicant will need a 2' variance for the pool decking and a 2' variance for the stairs.

Mr. Hatfield stated that the construction of the deck and stairs will also have to be approved by the construction official.

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 variance to construct a deck with a 2' side yard setback where 5' is required and a variance to construct stairs with a 2' setback where 5' is required. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

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

Applicant is requesting a front yard setback variance to construct a covered porch with a front yard setback of 23' for an existing single family dwelling. The porch is being constructed in connection with a 1,176 SF building addition.

John Holden was present for the application and sworn in. He explained that he is constructing an addition where a garage formerly stood. The addition will have a porch in the front that will need a variance for a front yard setback of 23' where 30' is required.

Mr. Hatfield stated he has no concerns from an engineering standpoint.

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 for the front yard setback of 23' where 30' is required. On roll call the following vote was recorded:

AYES: Mr. Farr, Mr. Butler, Mr. Gillespie, Mr. Mullen, 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:

**James W. Harris/Harris Fence Company**

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

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

NAES: None

ABST: Mr. Butler, Mr. Farr

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 March 16, 2016 Reorganization and Regular meetings.

**MOTION** made by Mr. VanCamp and seconded by Mr. DiGiovanni to approve the minutes from the January 20, 2016 Reorganization meeting. On roll call the following vote was recorded:

AYES: Mr. Gillespie, Mr. Mullen, Mr. Vancamp, Mr. Carducci, Mr. Bal, Chairman Ransom

NAES: None

ABST: Mr. Butler, Mr. Farr

Chairman Ransom declared the Motion carried.

**Adjournment**

There being no further business, **MOTION** made by Mr. DiGiovanni and seconded by Mr. Butler 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,

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Eileen Liss, Secretary

APPROVED: \_\_\_\_\_  
/kaa