

**TOWNSHIP OF BURLINGTON
BURLINGTON COUNTY, NJ 08016
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING, MAY 20, 2015**

The regular meeting of the Burlington Township Zoning Board of Adjustment was held on Wednesday, May 20, 2015, at 7:00 P.M. at the Township Municipal Complex.

PRESENT: Richard Ransom; Debbie Painter; Toni Horner; Matthew Farr; Joseph Butler; Jeff Mullen; David Vancamp; Daniel Carducci; Varinder Bal; Kevin Aberant, Esq., Board Solicitor; Scott Hatfield, Board Engineer; Joseph Augustyn, Board Planner; Joseph Fishinger, Board Traffic Engineer

ABSENT: David Gillespie; Joseph DiGiovanni;

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 6, 2015;
- (b) Mailing written notice to the Courier Post and Trenton Times on January 8, 2015, by certified mail, return receipt requested; delivered notice to the Burlington County Times on January 6, 2015, hand receipt obtained; and Legal Ad in the Burlington County Times on January 8, 2015;
- (c) Filing written notice with the Clerk of the Township of Burlington on January 6, 2015.

Correspondence

The correspondence was read by Mrs. Painter and filed.

Lorri & David Zoffer – 45 Karemark Drive, Block 109.20, Lot 18. Zone R7.5.

Applicant is requesting a variance to construct an in-ground pool with a side yard setback of 3' where 8' is required.

Lorri Zoffer and David Zoffer were both present before the Board. Rosemary Franco from Anthony Sylvan Pools was also present. All were sworn in.

Mr. Zoffer explained that they have a pie-shaped yard so they have a hardship with being able to install a normal sized pool and comply with the required setbacks. The proposed pool is 29' long and 23' at its widest. He stated that they will have a fence with a self-latching gate around the pool.

Mr. Hatfield reviewed his report of April 8, 2015.

Mr. Zoffer stated that there will be a cartridge filter so there is no backwash discharge. It is proposed to be located closer to the rear of the property.

Mr. Hatfield stated that the proposed location would put the filter closer to the neighbor's property and made a recommendation to have the filter located up next to the existing concrete patio.

Mr. Zoffer stated that the recommended location would put the filter closer to the neighbor's homes.

After a discussion it was agreed that the filter should be installed in the rear but must be setback at least 3' from the side property line and 8' from the rear property line.

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 Mrs. Painter and seconded by Mrs. Horner to grant the installation of an in-ground pool with a side yard setback of 3' where 8' is required. Contingent upon Mr. Hatfield's report of April 8, 2015. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mrs. Horner, Mr. Farr, Mr. Butler, Mr. Mullen, Mr. Vancamp, Mr. Carducci, Mr. Bal,
Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

Storage Quest New Jersey (iStorage) – 902 Sunset Road, Block 102, Lot 1.06.

Applicant is requesting a Use Variance and Preliminary & Final Major Site Plan approval.

Jason Tuvel, Esq. was present for the application. He introduced Andrew Banff, PE; John Madden, PP; and Stephen French, iStorage. All were sworn in.

This application proposes the expansion of an existing Self-Storage Facility along with appurtenant site improvements. Two additional one-story buildings totaling 36,000 SF are proposed.

Mr. Banff reviewed an aerial photo of the site, marked as Exhibit A-1. He reviewed the variances requested for Lot Coverage and parking as well as the Use Variance. He then reviewed the color rendering of the site plan, marked as Exhibit A-2.

Mr. Tuvel reviewed the operations of the business. They are open 7 days a week. The hours of operation are 6am-11pm Monday-Friday, 9am-5pm Saturday and closed on Sunday. They average one delivery per day.

Mr. Madden reviewed the positive and negative criteria.

Mr. Hatfield reviewed his report of May 15, 2015.

Mr. French offered testimony on their current efforts with vehicle clean-up, drip pans, signage and a maintenance plan.

During testimony it was determined that there is another business operating on the site. Mr. Tuvel agreed that he would contact Mr. Aberant and Mrs. Liss regarding this issue and obtain all necessary approvals.

Mr. Augustyn reviewed his report of May 15, 2015.

Mr. Fishinger reviewed his report of April 10, 2015.

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 Mrs. Painter and seconded by Mr. Farr to grant a Use Variance. Contingent upon Mr. Hatfield's report of May 15, 2015; Mr. Augustyn's report of May 15, 2015 and Mr. Fishinger's report of April 10, 2015. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mrs. Horner, Mr. Farr, Mr. Butler, Mr. Mullen, Mr. Vancamp, Mr. Carducci, Mr. Bal,
Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

MOTION made by Mr. Butler and seconded by Mr. Farr to grant Major Site Plan approval; bulk variance for maximum lot coverage of 55% where 50% is permitted; waiver submission of a Traffic Impact Report. Contingent upon Mr. Hatfield's report of May 15, 2015; Mr. Augustyn's report of May 15, 2015; and Mr. Fishinger's report of April 10, 2015. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mrs. Horner, Mr. Farr, Mr. Butler, 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:

Johnson's Specialized Transportation Services – 302 Elbow Lane, Block 120 Lots 3.01, 4.02 & 5.01. Zone I-1.

MOTION made by Mr. Farr and seconded by Mr. Mullen to approve the above resolution and that it be made part of the February 2015 minutes. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mrs. Horner; Mr. Farr, Mr. Butler, Mr. Mullen, Mr. Carducci, Mr. Bal,

NAES: None

ABST: Mr. Vancamp, Chairman Ransom

Chairman Ransom declared the Motion carried.

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

Planner's Report – Mr. Augustyn stated he had no report.

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

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

Approval of Minutes

Chairman Ransom requested a Motion to approve the minutes of the February 18, 2015 Regular meeting.

MOTION made by Mr. Farr and seconded by Mr. Butler to approve the minutes from the February 18, 2015 Regular meeting. On roll call the following vote was recorded:

AYES: Mrs. Painter; Mrs. Horner, Mr. Farr, Mr. Butler, Mr. Mullen, Mr. Carducci, Mr. Bal,

NAES: None

ABST: Mr. Vancamp, Chairman Ransom

Chairman Ransom declared the Motion carried.

Adjournment

There being no further business, **MOTION** made by Mr. Farr 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,

Eileen Liss, Secretary

APPROVED: _____
/kaa