

**TOWNSHIP OF BURLINGTON
BURLINGTON COUNTY, NJ 08016
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING, MAY 21, 2014**

The regular meeting of the Burlington Township Zoning Board of Adjustment was held on Wednesday, May 21, 2014, at 7:00 P.M. at the Township Municipal Complex.

PRESENT: Mrs. Horner (late); Mr. Butler; Mr. Gillespie; Mr. Farr; Mr. VanCamp; Mr. Ransom; Mr. Aberant, Esq., Board Solicitor; Mr. Hatfield, Board Engineer;

ABSENT: Mrs. Painter; Mr. DiGiovanni; Ms. Howell; Mr. Mullen; Mrs. Craig; Mr. Augustyn, Board Planner; Mr. Witkowski, Board Traffic Engineer

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

Chairman Ransom called the meeting to order. The meeting was opened 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 December 31, 2013;
- (b) Mailing written notice to the Courier Post and Trenton Times on December 30, 2013, by certified mail, return receipt requested; delivered notice to the Burlington County Times on December 31, 2013, hand receipt obtained; and Legal Ad in the Burlington County Times on January 3, 2014;
- (c) Filing written notice with the Clerk of the Township of Burlington on December 31, 2013.

Correspondence

There was no correspondence to be filed.

Mark & Lorin Arnold – 5 Tulip Tree Drive, Block 129.02, Lot 3.03, R-40 Zone.

Applicant is requesting a variance to construct a 24'x30' (720 SF) detached garage within the front yard.

Mark Arnold and Lorin Arnold were both present and sworn in for the application.

Mr. Arnold explained that they would like to build a detached 2-car garage for a workshop. This is for his wood-work hobby. It is for personal use only and not a business. The location of the garage was chosen so they would not have to take down mature trees on their property.

Mr. Hatfield submitted pictures to the Board.

Mr. Arnold explained that where the garage is proposed is considered a front yard because of how their home is situated on the lot and where the property is located with respect to the Tulip Tree Dr. right of way.

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

Mr. Hatfield reviewed his letter, dated May 15, 2014.

Applicant agreed to pave the grass area between the front of the new structure and the existing paved driveway.

MOTION made by Mr. Gillespie and seconded by Mr. Butler to variance to construct a 24'x30' (720 SF) detached garage within the front yard, contingent upon Mr. Hatfield's letter of May 15, 2014. On roll call the following vote was recorded:

AYES: Mr. Butler, Mr. Gillespie, Mr. Farr, Mr. VanCamp, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

Mrs. Horner arrived at this time in the meeting.

Chairman Ransom stated that he will reclude himself from the meeting and Vice-Chairman Gillespie will continue with the meeting.

Reports

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

Christopher G. Schmalz – 102 Connor Court, R-20 Zone, Bock 139.01, Lot 417.

MOTION made by Mr. Farr and seconded by Mr. Gillespie to approve the above resolution and that it be made part of the April 2014 minutes. On roll call the following vote was recorded:

AYES: Mr. Butler, Mr. Gillespie, Mr. Farr, Mr. VanCamp, Chairman Ransom

NAES: None

ABST: Mrs. Horner

Chairman Ransom declared the Motion carried.

The Dolan Group XV, LLC – 15 Campus Drive, BLI-1 and R-12 Zones. Bock 102, Lot 1.09.

New Life Cathedral Primitive Baptist Church – 1106 Sunset Road, B-3 Zone. Block 102.01, Lot 3.11 C1106.

MOTION made by Mr. Farr and seconded by Mr. Gillespie to approve the above resolutions and that they be made part of the April 2014 minutes. On roll call the following vote was recorded:

AYES: Mr. Butler, Mr. Gillespie, Mr. Farr, Mr. VanCamp, Chairman Ransom

NAES: None

ABST: Mrs. Horner

Chairman Ransom declared the Motion carried.

Engineer's Report – Mr. Hatfield reported on Johnson's Specialized Transportation. He explained all of the conditions that were part of the approval granted and stated that they have not been met.

Mr. Aberant stated that before any other action is taken he will send a letter requesting that applicant appear before the Board.

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

Approval of Minutes

Chairman Ransom requested a Motion to approve the minutes of the April 16, 2014 Regular meeting.

MOTION made by Mr. Farr and seconded by Mr. Gillespie to approve the minutes from the April 16, 2014 Regular meeting with the correction. On roll call the following vote was recorded:

AYES: Mr. Butler, Mr. Gillespie, Mr. Farr, Mr. VanCamp, Chairman Ransom

NAES: None

ABST: Mrs. Horner

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

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

Respectfully submitted,

Debbie Painter, Secretary

APPROVED: _____
/kaa