

**TOWNSHIP OF BURLINGTON
BURLINGTON COUNTY, NJ 08016
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING, DECEMBER 17, 2014**

The regular meeting of the Burlington Township Zoning Board of Adjustment was held on Wednesday, December 17, 2014, at 7:00 P.M. at the Township Municipal Complex.

PRESENT: Mrs. Painter; Mr. Butler; Mr. Gillespie; Mr. Farr; Ms. Howell; Mr. Ransom; Mr. Aberant, Esq., Board Solicitor; Mr. Hatfield, Board Engineer; Mr. Augustyn, Board Planner; Mrs. Sharkey, Board Traffic Engineer

ABSENT: Mrs. Horner; Mr. Mullen; Mr. DiGiovanni; Mr. VanCamp; Mrs. Craig;

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 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

The correspondence was read by Mrs. Painter and filed.

Florence M. Saylor – 1504 Burlington-Mt. Holly Road, Block 114, Lot 1, Zone R-12.

Applicant is requesting a variance to permit a 240 sq. ft. shed in the rear yard where 200 sq. ft. is the maximum allowed.

Florence Saylor was present before the Board and sworn in.

Ms. Saylor explained that she had 3 sheds that were in very bad condition so she had them taken down and replaced them with the 240 SF shed. She stated that she needs a bigger shed to store items required to maintain the property.

Mr. Aberant questioned the setback.

Mr. Hatfield stated that the setback meets the requirement.

Mrs. Painter questioned if applicant has any intentions of constructing additional sheds.

Ms. Saylor stated that she will only have the one shed now.

Mr. Hatfield reviewed his report of December 8, 2014. He addressed a concern from the Zoning Officer about the storage of items on the front porch.

Ms. Saylor stated that those items will be put in the shed.

Mr. Augustyn stated that he had no concerns.

Mrs. Sharkey stated that she had no concerns.

Mrs. Liss stated that her concern has been addressed by Mr. Hatfield.

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 variance to permit a 240 sq. ft. shed in the rear yard where 200 sq. ft. is the maximum allowed, contingent upon Mr. Hatfield's report of December 8, 2014. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mr. Butler, Mr. Gillespie, Mr. Farr, Ms. Howell, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

Kristin & Christopher Pastor – 1 Horseshoe Drive, Block 147.04, Lot 1, Zone R-12.

Applicant is requesting the construction of an addition to the rear of the home with a rear yard setback of 29 feet where 35 feet is required.

Kristin Pastor, Christopher Pastor and Jason Vico, Architect, were all present and sworn before the Board.

Mr. Vico explained that the applicant has a corner lot so it makes for a hardship with the Morning Room addition which is proposed to be constructed off of the kitchen. He gave an overview of the architectural drawing.

Mr. Hatfield stated that there needs to be a correction to the application showing a rear yard setback of 27' 2".

Mr. Butler questioned the existing hose.

Mr. Pastor stated that he is going to relocate the hose.

Mr. Hatfield reviewed his report of December 8, 2014. He recommended that the storm water runoff down spouts be directed towards the street.

Mr. Augustyn stated that he has no concerns.

Mrs. Sharkey stated that she has no concerns.

Mrs. Liss stated that she has no concerns.

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 Ms. Howell to grant the construction of an addition on the rear of the home with a rear yard setback of 29 feet where 35 feet is required, contingent upon Mr. Hatfield's report of December 8, 2014. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mr. Butler, Mr. Gillespie, Mr. Farr, Ms. Howell, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

Gadoury Holdings, LLC – 206 Sunset Road, Block 114.01, Lot 12.01, Zone R-12.

Applicant is requesting a variance and minor site plan waiver.

George Hulse, Esq. was present for the application. He introduced Rene Gadoury, applicant, and Scott Williams, PE. Both were sworn in.

Mr. Williams gave a site plan overview. He stated that the traffic will be similar or even less than when it was a retail use (farm stand).

At this time Chairman Ransom opened the meeting to the public.

Bernard Weaver – 2015 Rancocas Road. Sworn in.

Mr. Weaver questioned the drainage.

Mr. Williams gave an overview of the drainage proposed.

Mr. Hatfield stated that he reserves the right to review the drainage after construction of the pole barn to ensure that it complies.

Joseph Wilzae – Haitian Baptist Church.

Mr. Wilzae thought that he was adjacent to the property but it was clarified that he is across the street.

Mr. Wilzae stated that he has no concerns.

There being no public comment that portion of the meeting was closed.

Mr. Gadoury gave an overview of his business. He has an electrical contracting business where the hours of operation are Monday-Friday 6:30am-4:30pm. Occasional Saturdays and emergencies on Sunday. He currently has 3 employees and may hire another one this year. There are 3 vehicles on site and may add one more in a year.

Mrs. Sharkey questioned how many vehicles could be parked on the site at any given time.

Mr. Gadoury stated that 6 vehicles and 1 RV would be the most vehicles parked on the site at any time. The tenant of the house will also be parked overnight.

Mr. Aberant reviewed all the vehicles that could be parked on the site. There are 8 total. Applicant agreed.

Ms. Howell questioned if the applicant would consider installing a fence for the residence for safety of minor children.

Applicant agreed.

At this time an extensive discussion occurred regarding the parking areas.

Mr. Hatfield requested that any maintenance on the trucks be done in the pole barn.

Mr. Gillespie questioned if there are any plans to convert the nursery stand into an office.

Mr. Gadoury stated that he has no plans for the nursery stand.

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

Mr. Augustyn reviewed his report of December 12, 2014. He recommended a screening buffer around the rear of the property to shield the adjacent residents and church. This will protect the future impacts of this property.

Mr. Hatfield clarified that the requested use variance is for the storage of equipment for an electrical contracting business and not to allow applicant to conduct a service business on the site.

Mr. Williams reviewed the benefits of granting the use variance.

At this time Chairman Ransom opened the meeting to the public.

Bernard Weaver – 2015 Rancocas Road. Sworn in.

Mr. Weaver stated that he has no concerns with this application and does not feel that a screening buffer behind his home is necessary. He enjoys seeing the open space.

There being no further comment that portion of the meeting was closed.

Mrs. Sharkey reviewed her report of December 4, 2014. She has no concerns from a traffic standpoint.

Mrs. Liss stated that he had no concerns.

MOTION made by Ms. Howell and seconded by Mr. Farr to grant a site plan waiver, construction of a pole barn structure, and use variance to allow storage of equipment for an electrical contracting business, contingent upon Mr. Hatfield's report of December 10, 2014; Mr. Augustyn's report of December 12, 2014; Mrs. Sharkey's report of December 4, 2014; applicant will meet with the Fire Official; the Township Engineer can request applicant to address any drainage issues; all commercial vehicles will be stored in the pole barn; and applicant will consult with the Township Planner for the landscape plan. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mr. Butler, Mr. Gillespie, Mr. Farr, Ms. Howell, Chairman Ransom

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

Miscellaneous – 2015 meeting dates

All the Board members agreed to the 2015 meeting dates.

Reports

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

Minesh Patel – Block 109.14, Lot 7. 9 Braxton Lane, Zone R-12.

Richard B. Pogany – 1402 Burlington-By-Pass, Block 112, Lot 4.01, Zone R-40.

Nicole Lee Bolt – 23 Jerry's Drive, Block 142.06, Lot 15, Zone R-20.

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

AYES: Mr. Butler, Mr. Gillespie, Mr. Farr, Ms. Howell, Chairman Ransom

NAES: None

ABST: Mrs. Painter

Chairman Ransom declared the Motion carried.

Mr. Aberant reported on Johnson's Specialized Transportation.

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

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

Traffic Report – Mrs. Sharkey stated she had no report.

Zoning Report – Mrs. Liss reported on a letter from the attorney for Johnson's Specialized Transportation.

Approval of Minutes

Chairman Ransom requested a Motion to approve the minutes of the October 15, 2014 Regular meeting.

MOTION made by Mr. Farr and seconded by Mr. Butler to approve the minutes from the October 15, 2014 Regular meeting. On roll call the following vote was recorded:

AYES: Mr. Butler, Mr. Gillespie, Mr. Farr, Ms. Howell, Chairman Ransom

NAES: None

ABST: Mrs. Painter

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,

Debbie Painter, Secretary

APPROVED: _____

/kaa