

**TOWNSHIP OF BURLINGTON  
BURLINGTON COUNTY, NJ 08016  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING, JUNE 18, 2014**

The regular meeting of the Burlington Township Zoning Board of Adjustment was held on Wednesday, June 18, 2014, at 7:00 P.M. at the Township Municipal Complex.

**PRESENT:** Mrs. Painter; Mrs. Horner; Mr. Butler; Mr. Gillespie; Mr. Mullen (late); Mr. Farr; Mr. DiGiovanni; Ms. Howell Mr. Ransom; Mr. Aberant, Esq., Board Solicitor; Mr. Hatfield, Board Engineer;

**ABSENT:** Mr. VanCamp; 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. She 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**

There was no correspondence to be filed.

**Francis & Donna DeSisto** – 10 Canter Drive, Block 147.11, Lot 5. R-12 Zone.

Applicant is requesting a 6' fence forward the rear corner of the dwelling.

Francis DeSisto and Donna DeSisto were both present for the application and sworn in.

Mr. DeSisto explained that because of the shape of their property they have decided on the placement of the fence to best utilize their yard. They would like the fence for privacy and safety.

Mr. Hatfield questioned the existing 4 foot fence in the rear.

Mr. Francis stated that the rear fence belongs to the neighbor and is in poor condition. They will be putting their fence right up against it.

Mr. Hatfield reviewed his report of June 11, 2014. He recommended applicant install the fence a minimum of 3 inches above the existing ground level so as not to block any cross-drainage presently occurring between the adjoining properties.

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. DiGiovanni to grant a variance to construct a 6' fence forward the rear corner of the dwelling contingent upon Mr. Hatfield's report of June 11, 2014. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairman Ransom declared the Motion carried.

Mr. Mullen arrived at this time in the meeting.

**Jon Alan Harris** – 16 13<sup>th</sup> Street, Block 60 Lot 24, Zone R-7.5.

Applicant is requesting to construct an addition to an existing non-conforming dwelling.

Jon Harris, Architect, and Marjorie Gonzalez, applicant, were present before the Board and sworn in.

This application requests a variance to expand an existing residential dwelling that is situated on an undersized lot (6,507 S.F.) and does not comply with the minimum front yard setback requirements.

Mr. Harris gave an overview of the architectural drawings showing the existing and proposed plans for the house. He stated that the maximum height of the structure will be 22 feet.

Mr. Hatfield reviewed his report of June 11, 2014. He recommended that the roof down spouts for the proposed addition be tied into the existing piped system which discharges at the street curb line.

Ms. Howell questioned construction.

Mr. Harris stated that construction should take about 60 days.

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 Mrs. Painter to grant a the construction of an addition to an existing non-conforming dwelling contingent upon Mr. Hatfield's report of June 11, 2014. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mrs. Horner, Mr. Butler, Mr. Gillespie, Mr. Mullen, Mr. Farr, Mr. DiGiovanni, Ms. Howell, 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:

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

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

AYES: Mrs. Horner, Mr. Butler, Mr. Gillespie, Mr. Farr, Chairman Ransom

NAES: None

ABST: Mrs. Painter, Mr. Mullen, Mr. DiGiovanni, Ms. Howell

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 May 21, 2014 Regular meeting.

**MOTION** made by Mr. Farr and seconded by Ms. Howell to approve the minutes from the May 21, 2014 Regular meeting with the correction. On roll call the following vote was recorded:

AYES: All                      NAES: None

Chairman Ransom declared the Motion carried.

**Adjournment**

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