

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

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

PRESENT: Mrs. Painter; Mrs. Horner; Mr. Butler; Mr. Gillespie; Ms. Howell; Mr. VanCamp; Mr. Ransom; Mr. Aberant, Esq., Board Solicitor; Mr. Hatfield, Board Engineer;

ABSENT: Mr. Farr; Mr. DiGiovanni; Mrs. Craig; Mr. Augustyn, Board Planner; Mr. Witkowski, Board Traffic Engineer

The presence of the Mr. Augustyn, Board Planner and Mr. Witkowski, Board Traffic Engineer was not required.

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 and filed.

Reports

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

SCSK, LLC – Optimal Sport Health Club – 3 Terri Lane, Block 120.03, Lot 2, Zone 1-1.

MOTION made by Mrs. Painter and seconded by Mrs. Horner to approve the above resolutions and that they be made part of the August 2014 minutes. On roll call the following vote was recorded:

AYES: Mrs. Painter, Mrs. Horner, Mr. Butler, Ms. Howell, Mr. VanCamp, Chairman Ransom

NAES: None

ABST: Mr. Gillespie

Chairman Ransom declared the Motion carried.

Mr. Aberant reported on Johnson's Transportation. He stated that he spoke with Pat McAndrew, Esq. and was told that Mr. Johnson currently has a commitment letter. He is still working on the requirements needed.

A discussion occurred regarding the contingencies on the approval.

Mr. Hatfield stated that applicant is still in violation of approvals given.

An extensive discussion occurred regarding the actions to be taken.

Mr. Aberant explained the jurisdiction of the Municipal Court.

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 August 20, 2014 Regular meeting.

MOTION made by Mrs. Horner and seconded by Mr. Gillespie to approve the minutes from the August 20, 2014 Regular meeting. On roll call the following vote was recorded:

AYES: All NAES: None

Chairman Ransom declared the Motion carried.

Nelson G. Lopez – 15 Ivy Lane, Block 104.27, Lot 31, Zone R-12.

Applicant is requesting a variance to construct a carport with a side yard setback of less than 1' where a minimum of 5' is required.

Mr. Aberant stated that the current time is 7:27pm and applicant is not present.

Chairman Ransom gave an overview of the application.

Mr. Aberant gave a summary of the relief requested by the applicant, including three variances.

Mrs. Painter questioned if the carport is still there as of today.

Mrs. Liss stated that the structure is still currently erected.

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. Horner to deny the application. On roll call the following vote was recorded:

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

NAES: None

ABST: None

Chairman Ransom declared the Motion to Deny carried.

Mr. Aberant stated that he will send the applicant a letter stating that a resolution denying his application will be adopted at the next meeting.

Adjournment

There being no further business, **MOTION** made by Mrs. Painter and seconded by Mr. Gillespie 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