

ZONING BOARD MINUTES
January 15, 2013

1. OPEN PUBLIC MEETINGS ACT

The Open Public Meeting act was read and it was advised that the notices were sent to the newspapers advertising their meeting dates.

Meeting called to order by Chairman Harry Fox who advised that reorganization must take place before the start of the regular meeting.

Mr. Fox read the Sunshine Statement which was advertised in the official newspaper and posted on the bulletin board. Notices were also sent to everyone having a hearing before the board this evening.

Roll Call: Harry Fox, Mary Parento, Voltaire Gonzaga, Fred Kohli, Paul Hejnas, Ronald Taylor, Andre Myers and Paul Schultz were present.
Marlowe Smith was absent.

Since the Zoning Board Solicitor was not reappointed by the Township, there was discussion on how a Zoning Board Solicitor is appointed.

Mr. Kohli motion was made and Mrs. Parento seconded to appoint William Sitzler of Saponaro & Sitzler as the Zoning Board Solicitor.

Roll Call: Mrs. Parento, Mr. Gonzaga, Mr. Kohli, Mr. Hejnas, Mr. Myers voted yes and Mr. Ron Taylor and Mr. Fox abstained.

Mr. Paul Schultz was then sworn in by Solicitor Sitzler.

Nomination for Zoning Board Chairman was next on the agenda.

Mr. Kohli nominated Mr. Fox as Zoning Board Chairman and there was seconded by Mr. Taylor .

Roll Call: Mr. Kohli and Mr. Taylor voted yes, Mr. Gonzaga, Mr. Hejnas, Mr. Myers, Mrs. Parento and Mr. Schultz voted no.

Ayes: 2
Nays: 4
Abstain: 1

Mary Parento nominated Mr. Voltaire Gonzaga as Chairman and Mr. Myers seconded.

Roll Call: Mr. Kohli, Mr. Taylor, Mr. Gonzaga, Mr. Hejnas, Mr. Myers, Mr. Schultz, and Mrs. Parento voted yes.

Mr. Voltaire Gonzaga was appointed Chairman of the Zoning Board. Mr. Gonzaga then took over the meeting.

Mr. Mr. Hejnas nominated for Vice-Chair person and Mr. Fox seconded. Mr. Kohli was nominated and the nomination was seconded.

Roll Call: Mr. Fox, Mr. Taylor, Mr. Gonzaga, Mr. Hejnas, Mr. Schultz, Mr. Kohli and Mrs. Parento voted yes.

Mr. Myers voted no.

Ayes: 7

Nays: 1

Mr. Fred Kohli was appointed as Vice-Chairman.

Mr. Fox nominated Lynn Curry for planning Board Secretary and Mr. Taylor seconded.

Roll Call: Mr. Fox, Mr. Taylor, Mr. Gonzaga, Mr. Hejnas, Mr. Schultz, Mr. Kohli Mr. Meyers and Mrs. Parento voted yes.

Ayes: 8

Mr. Kohli nominated Harry Fox as Assistant Board Secretary and Mr. Taylor seconded. A motion was made and seconded to appoint Mr. Fox as Assistant Board Secretary.

Roll Call: Mr. Fox, Mr. Taylor, Mr. Hejnas, Mr. Schultz, Mr. Meyers, Mr. Kohli voted yes.

Mr. Gonzaga and Mrs. Parento abstained.

Ayes: 6

Abstain: 2

Mr. Fox nominated Pettit Associates as Zoning Board Engineer and Mr. Schultz seconded.

Roll Call: Mr. Fox, Mr. Taylor, Mr. Hejnas, Mr. Schultz, Mr. Meyers, Mr. Kohli, Mr. Gonzaga and Mrs. Parento voted yes.

Ayes: 8

Mr. Hejnas made a motion to keep the current Zoning Board Planner until such time that it is re-advertised and the Board makes their decision and Mr. Fox seconded. The motion was seconded.

Roll Call: Mr. Fox, Mr. Gonzaga, Mr. Kohli, Mrs. Parento, Mr. Hejnas, Mr. Taylor Mr. Myers, Mr. Kohli and Mr. Schultz voted yes.

Ayes: 8

Next nomination was for Traffic Control Engineer and only one proposal was received and that was from CME. Mr. Kohli made a motion to appoint CME and was seconded by Mr. Myers to appoint CME as Traffic Control Engineer.

Roll Call: Mr. Gonzaga, Mr. Kohli, Mrs. Parento, Mr. Hejnas, Mr. Myers, Mr. Kohli and Mr. Schultz voted yes.

Mr. Fox and Mr. Taylor abstained

Ayes: 6

Abstain 2

CME was appointed Traffic Control Engineer.

The next nomination is for Zoning Board Conflict Engineer. A motion was made by Mr. Taylor that Environmental Resolutions be appointed as Conflict Engineer. There was no second motion.

Mr. Gonzaga made a motion for CME to be appointed Zoning Board Conflict Planner; however, Mr. Fox stated that he felt that would be a conflict since CME is the Township's engineer. The Board was advised that it may not be a legal issue but it may be a policy issue to not use the Township Engineer for Zoning Board matters.

The motion was then seconded by Mr. Myers to appoint CME as Zoning Board Conflict Planner.

Roll Call: Mr. Gonzaga, Mr. Kohli, Mrs. Parento, Mr. Hejnas, Mr. Myers, Mr. Kohli and Mr. Schultz voted yes.

Mr. Taylor and Mr. Fox abstained.

CME was appointed Zoning Board Conflict Engineer

Nominations were opened for Zoning Board Conflict Engineer. CME was nominated by motion. There was a second to the motion.

Roll Call: Mr. Gonzaga, Mr. Kohli, Mrs. Parento, Mr. Hejnas, Mr. Myers, Mr. Kohli and Mr. Schultz voted yes.

Mr. Taylor and Mr. Fox abstained.

The next item is establishment of scheduled meeting dates for the Zoning Board. Mr. Gonzaga made a motion to keep the third Thursday of each month. Mrs. Parento stated that if a month has five Thursdays sometimes the fifth Thursday is advertised. The

response was that if they needed an extra meeting it would be advertised but that does not mean that they always meet on the fifth Thursday. Mr. Fox seconded .

Roll Call: Mr. Gonzaga, Mr. Kohli, Mrs. Parento, Mr. Hejnas, Mr. Myers, Mr. Kohli, Mr. Fox and Mr. Schultz voted yes.
Mr. Taylor abstained.

The next motion needed was for establishment of official newspapers. Mr.Kohli made a motion to continue advertising in the Burlington County Times and Camden Courier Post, Mr. Fox seconded.

Roll Call: Mr. Gonzaga, Mr. Kohli, Mrs. Parento, Mr. Hejnas, Mr. Myers, Mr. Kohli, Mr. Fox, Mr. Taylor and Mr. Schultz voted yes.

Mr. Kohli made a motion made to adjourn the Reorganization meeting and Mr. Fox seconded. All were in favor for a five minute recess.

Regular Meeting

Roll Call: Mr. Gonzaga, Mr. Kohli, Mrs. Parento, Mr. Hejnas, Mr. Myers, Mr. Kohli, Mr. Fox, Mr. Taylor and Mr. Schultz were present.
The Board Solicitor was also present.

The Pledge of Allegiance was recited.

PUBLIC HEARINGS

- 1. Francis W. Romberger – ZZ2012-13 – 866 Faunce Street – Bulk variance – Setback.** It was determined that all notifications were made in the proper manner. Mr. Romberger was then sworn in.

Mr. Romberger is asking for a variance to build a garage which would be 5 feet from the side property line. Mr. Romberger stated that there were no negative responses from any of the neighbors. Mr. Romberger stated that his other house had a garage and he feels the need to have one now. Mr. Romberger was asked what would be on the side where the garage would only be 5 feet from the side yard. Mr. Romberger stated that would be the driveway to the entrance of Faunce Street Park. Mr. Romberger stated that was the only location for the garage because he has a well and would need room in case it ever needed repairs. Also he would have to remove a big tree to put the garage in another location. The shed would be 14' wide by 28'. The garage would not be attached to the house but would be free standing.

The board had no other questions so the meeting was opened to the public. There was no one from the public present for this application.

Mr. Shultz made motion to grant the applicant the 5' setback instead of the 10' in constructing the garage and Mr. Kohli seconded.

2. Harvey Berk c/o Manhattan Management

The Solicitor stated that he was filled in with this particular application and he had the opportunity to review reports and what has been brought to his attention that this matter has carried over for many years that it might be incumbent upon the board to appoint Alaimo as Special Conflict Engineer and Planner for continuity of the hearing on this application. After some discussion the Board agreed it was in the best interest of both parties to appoint Alaimo Associates as Special Conflict Engineer and Planner.

Mr. Fox motion was made to appoint Alaimo Associates as Special Conflict Engineer and Planner for ZZ2012-9 since they have in depth knowledge of this application, Mr. Hejnas seconded.

Roll Call: Mr. Gonzaga, Mr. Hejnas, Mr. Schultz, Mr. Kohli Mr. Meyers and Mrs. Parento, Mr. Taylor and Mr. Fox voted yes.

Ayes: 8

The representative for the applicant thanked the Board for bringing them back and stated he was not going to go over the background of the application because there should be no need to start from the beginning. The reason they are here this evening is for 12 units only of the 74 that were approved previously. Eight of the twelve units they want to build were fire damaged. Site plan and drainage basin, landscaping etc. are all part of Phase I. They are looking for a final approval of the twelve units. Mr. Warren of Alaimo went over everything and they are comfortable that all issues are resolved. The Engineer thought that the drainage basin should be built now and Harvey Berk finally agreed to construct the drainage basin now.

The Engineer stated that a motion can be made that the applicant is willing to comply with the conditions with the December 18, 2012 letter and January 11, 2013 letter along with the recommendations of the professionals. There were only four members present at this evening's meeting that are eligible to vote on this motion. Therefore Mr. Fox made a motion was made to approve the application with the condition that the two letters mentioned are addressed as well as any discussions with the professionals and also 10 percent be put into a bond for tot lots to be refurbished/constructed at a later date and Mr. Myers seconded.

Roll Call: Mr. Fox, Mr. Taylor, Mr. Myers and Mrs. Parento voted Yes.

The applicant had his approval this evening.

II. BILL LIST

The Bill List was approved to be paid by motion.

III. PENDING ITEMS

Bee Dee Associates will be postponed to next meeting as no one was present this evening from Bee Dee Associates.

Hyperion Tree Service, Inc. will also be postponed to next meeting.

There was a motion made for adjournment and all were in approval.

Respectfully submitted,

Adele Meiluta

