

VOORHEES TOWNSHIP ZONING BOARD OF ADJUSTMENT –APRIL 10, 2014

The Chairman called the meeting to order and stated it was being held in compliance with the “Open Public Records Act” and has been duly noticed and published by law.

ROLL CALL

PRESENT:Mr. Weil, Mr. Senges, Mr. Willard, Mr. Daddario, Mr. Leoncio, Mr. Cupersmith, Mr. Doug Rohymeyer, the board engineer from CME, Mrs. Cherylynn Walters-the board solicitor from Platt and Riso.

ABSENT: Herb Kerr and Marilyn Kirshbaum

MINUTES FOR APPROVAL: March 13, 2014

A motion was made to approve the minutes by Mr. Cupersmith; Seconded by Mr. Willard. The remaining voice vote was in favor, Abstention: Mr. Senges

RESOLUTIONS: Conflict Attorney –A motion was made to appoint John Palm as a conflict attorney by Mr. Cupersmith, Seconded by Mr. Daddario. Platt and Riso will be recusing themselves for an upcoming application before the Zoning Board.

ROLL CALL VOTE:

AYES: Mr. Weil, Mr. Cohen, Mr. Daddario, Mr. Willard, Mr. Leoncio, Mr Cupersmith and Mr. Senges

NAYS: None

CORRESPONDENCE: NONE

The Chairman changed the order of the published agenda from the Carnival being first to Robert and Diane Foster application being first.

FOSTER

6 Brookview Drive

The applicant’s attorney Michael Malinski of the law firm of Fitzgerald, Brody and Malinsky on behalf of Robert and Diane Foster. This is an application to allow an existing deck, garage, addition, driveway, paver patio and retaining wall to remain on Lot 5 of Block 229. 13, also known as 6 Brookview Court. They are actually here tonight asking this board for forgiveness based upon the actions of the previous owner of this property, the Babit’s. Their client purchased this property realized before closing that there were structures that approvals weren’t obtained before this board. They inherited this problem.

There are 11 variances

3 regarding the deck-wood

- 1 driveway
 - 1 retaining wall
 - 1 for the 2004 addition
 - 1 2004 additon-aggregete
 - 1 lake setback for the addition
 - 1 paver patio
 - 2 variances for the garage
- (See chart attached)

Mr. Senges –stated that there is an infridgement into the right of way, infringement into the neighbors property. –at the prior meeting on January 23, 2014 February 27, 2014-his client has been before the board twice already. At that time, marked into evidence as A2-was an easement agreement-it has been signed and will be filed pending approval upon this board. Also in regard to the township , he has talked to his clients, they are waiting to receive an agreement from the township for execution-they have no problem with that being a condition of any approval that this board seeks to grant them this evening. Mr. Senges asked if they would be in agreement that you have to be recorded or the board solicitor receive a copy of that back when that is received. Mrs. Walters stated that 60 days should be sufficient after the county recording. Mr. Malinsky agreed to that condition. He stated that there were 4 exhibits that were marked in at the previous meetings. This exhibit will be A5 –this is okay with the solicitor-this is the existing single family dwelling comparison plan prepared by Reid Associates dated March 29, 2014.

Mr. Malinsky had one witness that he was calling for testimony this evening and that is Mr. Reid. Mr. Reid had his credials put on record and they were accepted.

The color rendering –orange was the existing 1985-it conformed
2004 was in green with the addition

Mr. Reid stated that you have adequate space and open air .

He stated that there was 5-6 inches regarding the deck on the side yard and it is so slight it is demensis impact as far as the variance.

The consideration should be the actual location of the lake –it moves
50 ft is required.

He was using the DEP –planning tool-guide maps there was none it is considered a man made lake

It is not an impact on the neighbors; the vegetation and the elevation of the lake changes

The neighboring property has wooded lot, the retaining wall helps when there is rain

Carnival

ROLL CALL VOTE:

The meeting was adjourned.

Valerie S. Marchitto, Board Secretary