

WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING JULY 18, 2016

The regular meeting of the Board of Adjustment was called to order at 7:00 p.m.
By Chairman Cooper in the Municipal Court, 44 Mountain Blvd., Warren.

THOSE PRESENT AT ROLL CALL: John Villani, George Dealaman, Richard Hewson, Fernando Castanheira, Donald Huber, Foster Cooper and Scott Bowen, Alt. #1
Also present was Amanda Wolfe, Attorney for the Board.

THOSE ABSENT: Frank Rica and Clerio Martins, Alt. #2

THOSE TARDY: None

ANNOUNCEMENT:

Adequate notice of this meeting has been provided by posting Public Notice on the Municipal Bulletin Board on the main floor of the Municipal Building, and sending a copy to the Courier News and Echoes Sentinel, and filing a copy with the Municipal Clerk, all on January 15, 2016. We plan to adjourn at 10:00 p.m...

FLAG SALUTE:

MINUTES: The minutes of the 6/6/16 meeting had been forwarded to members for review.

Mr. Dealaman made a motion to approve, seconded by Mr. Huber.
All were in favor, so moved.

COMMUNICATIONS:

Copy of the proposed extension Draft Resolution for CASE NO. BA16-03 – 58 MOUNT BETHEL, INC. Block 200, Lot1 – 116 Hillcrest Road

PRIVILEGE OF THE FLOOR PORTION OF THE MEETING

Mr. Cooper asked if any member of the public wished to make a statement, which is unrelated to tonight's agenda.

There was none.

He closed that portion of the meeting.

AGENDA:

Mr. Dealaman noted that the file is in order.

Bryan D. Plocker Esq., an Attorney, represented the applicant. He said that they are seeking a minor site plan approval and variances. He listed the use variances for where the development proposed does not satisfy conditions of synagogue conditional use. In addition, he mentioned the prior approvals.

Eric Harvitt, Michael Calori, John Hansen, John Chadwick and Christian Kastrud were sworn in.

Mr. Harvitt is here to speak for the applicant. He is a member of the Temple. They want to make the Temple more accessible for members, many of whom are older. At present there is no elevator. Many events take place downstairs, which create mobility issues for people with disabilities. They want to add an elevator shaft just outside the building.

Mr. Harvitt stated that their current sign says “Temple Har Shalom”. It indicates the events, which will take place during the current week. They are proposing to have a digital component to the sign. However, they didn’t submit a variance request for it. He will not ask for a digital sign presently.

Mr. Castanheira was told that the sign is bigger than what is allowed.

There were no questions from the public for this witness.

Michael Calori, an Architect, was called to testify. He gave his background credentials and was accepted as an expert witness in architecture. His license is valid. He prepared the architectural drawings and visited the site.

He was asked to testify as to whether the elevator could be placed inside the building. It is not possible, since it would interfere with the gallery flow.

Exhibit A-1 was marked into evidence. It consisted of two pictures, which he took in April of 2015. The left picture shows the east elevation. All parking is in the rear. The south elevation shows the main entrance. A picture shows the outside staircase consisting of 24 steps.

Exhibit A-2 was marked into evidence. It is a colorized document A-200, which had been submitted.

Exhibit A-3 was marked into evidence. It is a 4/12/16 colorized version of A-201, showing the gallery area, which had been submitted.

Exhibit A-4 was marked into evidence. It is A-300 dated 4/12/16 showing the south elevation with a new canopy facing the rear.

Mr. Calori said that all the materials will match.

Mr. Cooper was told that the new canopy (A-300) will be 52 ft. long. The playground remains where it is.

Mr. Cooper asked for questions from the public.

Rebecca Rucker of 5 Fawn Lane wanted to know how far from the property line will the dumpster be placed. She asked about lobby space, which the Engineer will address. She had concerns about the retaining wall.

John Hansen was called to testify. He has appeared before this Board on several occasions and was accepted as an expert in Engineering. He visited the site and is familiar with the proposed application.

Exhibit A-5 was marked into evidence. It is a colorized aerial photo of the 6 to 8 acres with the utilities close to Mount Horeb Road. He explained the drainage. He showed the wetland stream and wooded area. The closest home is located about 150 ft. away.

Mr. Hansen mentioned the proposal as shown on sheet 2 of 3. The focus is on the front. They want to enhance the drop off area by adding a new canopy for protection. The increase in lot and building coverage is less than 1%. He showed the location of the dumpster, which is 25 ft. from the property line. He mentioned the retaining wall. They will install a safety fence.

Mr. Hewson was told that the dumpster is now about 35 ft. from the property line.

Mr. Cooper was told that the dumpster will not be placed beyond what is next to it. He asked if they plan to add additional landscaping for screening. They would. Evergreen screening was mentioned. This should be subject to the approval of the Township Engineer and Planner.

There will be no changes to the present drainage. There will be no increase in sanctuary seats. Mr. Hansen listed the variances requested: maximum % lot coverage by building: 7.5% required, 9.2 existing while 9.9% is proposed; maximum % lot coverage by all buildings & pavement 20% required, 27.7%

existing while 28.2% is proposed; parking required 167 spaces, a previously approved variance for 130 spaces existing and proposed; signage requires 12 sq. ft. maximum while 42.5 sq. ft. is proposed; signage – maximum height of ground sign is 6 ft. while 8.5 ft. is proposed; minimum lot width requires 300 ft. while 175.2 ft. is provided; minimum front yard setback has a required minimum 150 ft. while 87.6 ft. is provided; minimum one side yard setback has 50 ft. required while 25 ft. exists; minimum both side yard setback is 100 ft. required, while 50 ft. exists; minimum side yard of 25 ft. is required, while 2.7.ft. is proposed and exists.

Exhibit A-6 was marked into evidence. It is a picture of a sign, which is 18 ft. off the right of way.

Mr. Cooper asked about an internally lit sign.

Mr. Chadwick suggested that the Board not concentrate on the sign this evening.

Mr. Plocker asked to consult with his clients. Mr. Harvitt and several members of the Temple stepped outside the meeting room.

Mr. Cooper called for a recess at 8:00 pm.
He recalled the meeting to order at 8:10 p.m.

Mr. Harvitt announced that they would reduce the height of their sign. It will be moved back to a conforming location.

Mr. Chadwick was told that just the box with the messages would have internal lighting.

Mr. Harvitt stated that they will not have an internally lit sign – only ground spot lighting. It will conform.

Mr. Kastrud was told that the impervious coverage would be less than 1%. The engineer explained the drainage patterns. There will be no impact to the existing drainage basins. There will be 100 watt lighting under the canopy for safety. There will be no change in the parking lot.

Mr. Chadwick noted that this is basically a developed site. The checklist waivers are rational.

There were no questions from the public.

Mr. Cooper asked for statements from the public.

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Mr. Cooper asked for questions from the public. There were none.
He asked for statements from the public. There were none.

He closed the public portion.

DLEIBERATIONS:

All Board members were in favor of approving the application. No one had problems with it.

Ms. Wolfe read a Draft Motion.

Mr. Huber made a motion to approve, seconded by Mr. Castanheira

Roll call vote was taken. “Yes” votes were received from John Villani, George Dealaman, Richard Hewson, Fernando Castanheira, Donald Huber, Foster Cooper and Scott Bowen.

There were no negative votes. The motion carried.

Memorialization of Resolution CASE NO. BA16-04 CAMP RIVERBEND

Mr. Dealaman made a motion to approve, seconded by Mr. Rica.

Roll call vote was taken. “Yes” votes were received from: John Villani, George Dealaman, Richard Hewson, Fernando Castanheira, Donald Huber, Foster Cooper and Scott Bowen.

There were no negative votes. The motion carried.

Memorialization of Resolution CASE NO. BA16-06 TRUESDALE NURSERY

Mr. Bowen made a motion to approve, seconded by Mr. Hewson.

Roll call vote was taken. “Yes” votes were received from: John Villani, George Dealaman, Richard Hewson, Fernando Castanheira, Donald Huber, Foster Cooper and Scott Bowen.

There were no negative votes. The motion carried.

Mr. Bowen made a motion to adjourn, seconded by Mr. Castanheira.

All were in favor, so moved.

There being no further business, the meeting was adjourned at 9:15 p.m.

Respectfully submitted,

Kathleen M. Lynch, Clerk