

WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING AUGUST 1, 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, Frank Rica and Scott Bowen, Alt. #1
Also present was Steven Warner, Attorney for the Board.

THOSE ABSENT: Foster Cooper and Donald Huber

THOSE TARDY: None

THOSE RECUSED: Clerio Martins, Alt. #2

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 7/18/16 meeting had been forwarded to members for review.

Three minor corrections were mentioned.

Mr. Castanheira made a motion to approve with corrections, seconded by Mr. Hewson. All were in favor, so moved.

COMMUNICATIONS:

May/June 2016 issue of THE NEW JERSEY PLANNER

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:

Continuation of the application of:

CASE NO. BA16-07 TEMPLE HAR SHALOM
 BLOCK 55, LOT 3
 104 MOUNT HOREB ROAD

Application for modifications to an existing synagogue building and site including a proposed two story addition, etc., variance for maximum coverage by building, maximum % lot coverage by buildings and pavement, parking spaces required 167 vs. 128, sign area 12 ft. vs. required 25 ft. setback

HEARD 7/18/16 – NOT COMPLETED – CARRIED TO THIS MEETING WITHOUT ADDITIONAL NOTICE

Brian D. Plocker, an Attorney, represented the applicant. He mentioned that, when he was here two weeks ago, he presented the experts. Issues were raised by a neighbor, Steve Rucker, who lives in an adjoining property.

He recalled Mr. Harvitt, who is still under oath, to testify. He said that he met with the Ruckers last Monday to discuss the issues, which were raised. They walked the site. The dumpster will remain where it is located. It will not be placed any closer to the property line. It had been mentioned that the garbage pick-up is very early. They are asking their hauler to schedule pick-up no earlier than 7:30 to 8:00 a.m. He stipulated that they would secure a letter from Pinto Co. attesting to this.

The fence, which was mentioned, will be repaired. The Ruckers will be notified before any workers come onto their property for repair. The gate between the parking lot and Fawn Lane will be modified to include a self-closing mechanism.

They will plant 2 or 3 good sized evergreens for screening - subject to the approval of the Township Engineer and Planner.

The applicant withdrew its application for an internally illuminated/digital sign, reduced the proposed size of the sign from 42.5 sq. ft. to 30sq.ft. and agreed to relocate the sign so that it complies with the setback requirements. Mr. Harvitt stipulated that the sign height will not exceed 10 feet inclusive of support structure, and any lighting of the sign would be external and downward directed. Any new lighting would be downward directed or shielded so as to eliminate spillage and eliminate glare visible to the neighboring residential properties.

Mr. Villani asked for statements from the public.

Steve Rucker, who is still under oath, addressed the Board. He agreed with Mr. Harvitt's statements. He introduced Exhibit O-1, which was marked into evidence. It is a letter dated August 1, 2016, which summarized what he understood to be the agreement made between him, his wife, Eric Harvitt and Karen Ehrenberg of the Temple.

Mr. Rucker stated that the Temple had worked with him and his wife to address the concerns. He requested that any proposed lighting be shielded so that there would be no direct glare on his property.

Mr. Chadwick stated that he will contact the applicant's Engineer and advise him of what should be on the revised plans.

DELIBERATIONS:

Mr. Bowen stated that it sounds like everything was worked out. He is pleased with it.

Mr. Rica remarked that it seems that the neighbors are happy.

Messrs. Hewson, Castanheira and Dealaman had no objection.

Mr. Villani thought that the Temple did its best to satisfy the Ruckers. He is fine with it.

Mr. Warner read a Draft Motion.

Mr. Hewson 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, Frank Rica, Fernando Castanheira and Scott Bowen. There were no negative votes. The motion carried.

Memorialization of Resolution CASE NO. BA 16-08 DANIEL & DEBRA MAHON

Mr. Dealaman 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 and Scott Bowen. There were no negative votes. The motion carried.

Memorialization of Resolution CASE NO, BA16-09 WOJCIECH & DANUTA TURON

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

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Roll call vote was taken. “Yes” votes were received from: John Villani, George Dealaman, Richard Hewson, Fernando Castanheira and Scott Bowen.
There were no negative votes. The motion carried.

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

There being no further business. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Kathleen M. Lynch
Clerk