

WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING MINUTES FEBRUARY 6, 2017

MEETING CALLED TO ORDER: 7 p.m.

ROLL CALL:

Mr. John Villani
Mr. George Dealaman
Mr. Richard Hewson
Mr. Fernando Castanheira (excused)
Mr. Frank Rica
Mr. Donald Huber
Mr. Foster Cooper
Mr. Scott Bowen, Alt. #1 (excused)
Mr. Clerio Martins, Alt. #2
Steve Warner, Esq.

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 19, 2017. We plan to adjourn by 10:00 p.m.

FLAG SALUTE:

MINUTES:

The minutes of the 1/9/17 re-organization meeting were forwarded to members for review.

Motion to approve: Motion was made by Mr. Dealaman.

For: Mr. Villani, Mr. Dealaman, Mr. Hewson, Mr. Rica, Mr. Huber and Mr. Martins.

Abstain: Mr. Cooper (was not present 1/9/17)

COMMUNICATIONS:

November/December issue of THE NEW JERSEY PLANNER

Memo dated 11/30/16 from Christian Kastrud P.E. concerning CASE NO. BA16-19 MELISSA BLACKSTONE, which will be heard this evening

Mr. Huber asked what is in the shed. Ms. Blackstone stated that a snowblower, and yard tools.

Mr. Warner went over that the shed is needed because it is a narrow lot and there is only one car garage. Mr. Warner went over that the front yard is 25 feet vice the 16 they are proposing. The side is 1 foot proposed and 5 foot required side yard setback. Mr. Warner also reminded the board that the zoning at the time of submission is the rule if the change does not benefit the applicant. So this applicant can go with the current zoning as it does benefit her.

Mr. Cooper asked if there were any other questions. Mr. Huber asked if the notice went out. Ms. Blackstone said they noticed 25 neighbors and it was in the paper. No one was present.

Mr. Warner went over the variances, 2 c variances 25 foot prevailing front yard vs 16 ft. existing. The side yard 5 foot side yard vs. 1 foot existing.

Mr. Cooper opened for deliberations. All board members were in favor of approving the application. Mr. Cooper had gone by the property and felt it looks good and it fits in with the neighborhood.

Mr. Warner read a Draft motion.
A motion was made by Mr. Huber, seconded by Mr. Hewson.

Roll call vote was taken.
“Yes” votes were received from Mr. John Villani, Mr. George Dealaman, Mr. Richard Hewson, Mr. Frank Rica, Mr. Donald Huber, Mr. Clerio Martins, and Mr. Cooper.
No negative votes , the motion carried.

CASE NO. BA16-21 MICHAEL VOLPE
 BLOCK 47, LOT 2.02
 24 SPENCER LANE

Application to permit a fence to remain where it has been located... permitted 4 ft. open (50%) height in front yard vs. 6 ft. solid fence including lattice treatment along the top portion of the fence.
This case cannot be heard this evening. Applicant failed to notice the newspaper and property owners & utilities within 200 ft of the property.
THIS CASE Could not be heard and was carried to March 6, 2017.

RESOLUTION for Kathy Lynch

Mr. Cooper explained they had a lunch and gave a gift to Kathy Lynch, the retiring Board of Adjustment Assistant. Mr. Warner read the resolution.

Roll Call for adopting resolution.

For: Mr. Villani, Mr. Dealaman, Mr. Hewson, Mr. Rica, Mr. Huber, Mr. Martins, and Mr. Cooper.

No negative votes.

2016 Board of Adjustment Annual Report

The annual report was received by the board prior to the meeting and they reviewed the report.

Motion was made by Mr. Dealaman, and seconded by Mr. Hewson to approve the report.

Roll Call

Yes votes from Mr. Villani, Mr. Dealaman, Mr. Hewson, Mr. Rica, Mr. Huber, Mr. Martins, and Mr. Cooper.

No negative votes.

MEETING ADJOURNED at 7:35 All in favor