

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT**

**REGULAR MEETING MINUTES March 6, 2017  
APPROVED**

**MEETING CALLED TO ORDER:** The meeting was called to order at 7:02

**ROLL CALL:**

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

Chairman Cooper asked the public if anyone was hear for the Skyline Ridge case and told them the board would not be hearing the application that night due to notice error and that the public will be re-noticed.

**MINUTES:**

The minutes of the 2/6/17 meeting were forwarded to members for review.

Motion was made by Mr. Castanheira, seconded by Mr. Rica to approve

All in favor.

**PRIVILEGE OF THE FLOOR PORTION OF THE MEETING**

Does any member of the public wish to make a statement, which is unrelated to tonight's agenda?

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Mr. Cooper opened this portion. Seeing no one come forward this portion of the meeting was closed.

### **AGENDA Case Applications:**

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.

Mr. Cooper asked Mr. Volpe to come forward. Mr. Dealaman stated the case was in order. Ms. Wolfe, the board attorney, swore in Mr. Volpe, Mr. John Chadwick, the Township Planner, and Christian Kastrud, the Township Planner.

Mr. Volpe went over what happened. He had a pool put in and the pool company showed a compliant fence on the plans. Afterwards, the fence company came out and went over options with Mr. Volpe. He did not know it was not compliant. He spent a lot on the fence and landscaping, and with the pool and corner lot he feels it is safe. To take the fence down exposes the back yard to the public. Mr. Volpe met with John Chadwick and Mr. Chadwick recommended that they put in for a variance.

There was a fence on the property when he bought it and it was the same height and went around the entire property. He took it down. He did hire the fence company and couldn't get a change done without more expense.

Mr. Cooper suggested that the hardship is the incremental cost to change the fence and the exposure to the street.

It is a vinyl fence with a lattice trim along the top. Mr. Chadwick suggested adding landscaping between the fence and the street, to soften it over time.

Mr. Kastrud said he has gone by several times and it is not obstructing any sight lines. It is ominous and also feels adding low landscaping. Mr. Volpe stated they prepped for sprinklers and will add more plantings. Mr. Chadwick thought they could speak on the phone with Mr. Volpe to decide on plantings.

Mr. Chadwick's report was dated November 7, 2016 and the board has agreed with his suggestions. The fence has been installed and the fence is shown on the survey.

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There was a question whether a survey has been submitted to the town with the fence in place. Mr. Volpe said it had been submitted.

Ms. Wolfe went over the application –it is a variance within the C2 standard, the benefits outweigh the detriments, it's just a majority vote in this case for the closed fence with the height being greater than four feet in a front yard.

Mr. Cooper asked if any board member had comments or questions. Mr. Dealaman suggested a little landscaping also. Mr. Villani also thought some landscaping. The members all thought it looked good. Mr. Cooper feels the benefits from a safety aspect of the neighborhood with a pool helps to justify the fence.

Motion was made for Mr. Volpe for a fence construction with a front yard without a permit for a height of six feet closed not open on a corner lot. Some landscaping subject to the Township Planner's approval will be required, along with the general conditions.

Mr. Hewson made a motion, Mr. Rica seconded.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Hewson, Mr. Castanheira, Mr. Rica, and Mr. Cooper.

Against: None.

CASE NO. BA16-11            SKYLINE RIDGE LP  
   BLOCK 76.01, LOT 8  
   Old Dutch/Winding Ridge Way

Application for a single family home with no road frontage. The plan shows a 50 foot wide access easement.

This case was carried and may make the next meeting and they will re-notice for April 3, 2017.

Memorialization of Resolution CASE BA16-19 MELISSA BLACKSTONE  
Motion was made by Mr. Dealaman, seconded by Mr. Hewson.  
Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Hewson, and Mr. Cooper.  
Against: None.

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Annual Report Resolution

The last meeting the board accepted the Annual Report and this resolution is memorializing this.

Motion was made by Mr. Dealaman, seconded by Mr. Hewson.

For: Mr. Villani, Mr. Dealaman, Mr. Hewson, and Mr. Cooper.

Against: None.

Motion to adjourn was made by Mr. Villani, seconded by Mr. Hewson

**MEETING ADJOURNED: 7:30 P.M.**