

**TOWNSHIP OF BURLINGTON
BURLINGTON COUNTY, NJ 08016
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING, MARCH 25, 2010**

The regular meeting of the Burlington Township Zoning Board of Adjustment was held on Thursday, March 25, 2010, at 7:30 P.M. at the Township Municipal Complex.

PRESENT: Mr. Harris, Mrs. Painter, Mr. Butler, Mr. Gillespie, Mrs. Craig, Mr. Gollnick, Chairman Jung, Mr. Ferri, Board Solicitor, Mr. Hatfield, Board Engineer,

ABSENT: Mrs. Wisnewski, Mrs. Horner, Mr. Ransom, Mr. Mullen, Mr. Rijs, Board Planner, and Mr. Witkowski, Board Traffic Engineer

The presence of the Board Planner and Traffic Engineer was not required at this meeting.

Chairman Jung called the meeting to order. He opened the meeting by reading the "Statement of Minutes" as follows:

PUBLIC NOTICE of this meeting pursuant to the Open Public Meetings Act has been given by Zoning Board of Adjustment in the following manner:

- (a) Posting written notice on the official bulletin board at the Township Municipal Complex on January 5, 2010;
- (b) Mailing written notice to the Courier Post and Trenton Times on January 5, 2010 by certified mail, return receipt requested; hand delivered notice to the Burlington County Times on January 5, 2010, hand receipt obtained; and Legal Ad in the Burlington County Times on January 8, 2010;
- (c) Filing written notice with the Clerk of the Township of Burlington on January 5, 2010.

Correspondence

Mrs. Painter read the correspondence as listed on Addendum I. All correspondence was received and filed.

Grant Valente – Block 152.01, Lot 10, I-2 Zone. 407 Neck Road.

Applicant is requesting an expansion of a non-conforming use which requires a side yard setback variance. The addition requires a side yard setback of 2.85 feet where 8 feet is required. The existing side yard setback is 2.85 feet.

Grant Valente was present for the application. He introduced his architect, Ed Jimenez. (both sworn)

Mr. Valente explained that he would like to expand his kitchen off the rear left of the house. The addition will be 180 square feet, the dimensions are 12'x15'. He is requesting a variance for a side yard setback.

Mr. Jimenez stated that he is proposing a simple gable roof with drainage spouts to direct the water run-off.

Mr. Hatfield questioned the current area where the addition is proposed to be constructed.

Mr. Valente stated that the area is currently covered with grass.

Mr. Hatfield stated that since the applicant will be increasing the impervious coverage he requested that applicant not direct the additional run-off towards the neighbor's property and suggested it be captured by a dry-well. He stated that this will be a condition of approval.

At this time Chairman Jung opened the meeting to the public. There being no public response, that portion of the meeting was closed.

Chairman Jung questioned who will be constructing the addition.

Mr. Valente stated that he will be employing Victor Matos from Riverside to construct the addition.

MOTION made by Mr. Harris and seconded by Mr. Butler to grant a side yard setback variance and expansion of a non-conforming use contingent upon applicant not directing any additional run-off towards the neighbors' property. On roll call the following vote was recorded:

AYES: Mr. Harris, Mrs. Painter, Mr. Butler, Mr. Gillespie, Mrs. Craig, Mr. Gollnick,
Chairman Jung,

NAES: None

Chairman Jung declared the motion carried.

Eric Scott Lavin – Block 143.07, Lot 32, R-20 Zone. 75 Steeplechase Boulevard.

Applicant is requesting the installation of an in-ground swimming pool with a 4' rear yard setback where 8' is required.

Eric Scott Lavin was present for the application. (sworn in)

Mr. Lavin explained that he would like to install an in-ground swimming pool. His property backs up to a Township Recreation site.

Mrs. Painter questioned the fence.

Mr. Lavin stated that there is currently not a fence but he will have one installed once the pool is installed.

Chairman Jung questioned the existing shed that is located on adjacent township property.

Mr. Lavin stated that the existing shed will be moved forward onto his property and will be located in accordance with the ordinance which requires a 5' setback from any property line. He stated that the shed was there when he bought the property.

Mr. Hatfield requested applicant make sure runoff is not directed toward the neighbor since there will be an increase in impervious coverage. He questioned the grading plan.

Mr. Lavin stated that the grading plan may have been done by the pool company.

Mr. Hatfield stated that he will check with License and Inspections then contact the applicant if there is a concern.

At this time Chairman Jung opened the meeting to the public. There being no public response, that portion of the meeting was closed.

MOTION made by Mr. Painter and seconded by Mrs. Craig to grant the installation of an in-ground swimming pool with a 4' rear yard setback where 8' is required. On roll call the following vote was recorded:

AYES: Mr. Harris, Mrs. Painter, Mr. Butler, Mr. Gillespie, Mrs. Craig, Mr. Gollnick,
Chairman Jung,

NAES: None

Chairman Jung declared the motion carried.

Miscellaneous

Rules and Regulations

MOTION made by Mrs. Painter and seconded by Mr. Butler to accept the Rules and Regulations. On roll call the following vote was recorded:

AYES: All NAES: None

Solicitor's Report

Mr. Ferri requested a Motion to approve the following resolution:

Innovative Staffing and Business Concepts, LLC – Block 109.31, Lot 4.01, Zone R-20

MOTION made by Mr. Harris and seconded by Mr. Butler to approve the above resolution and that it is made part of January 2010 minutes. On roll call the following vote was recorded:

AYES: All NAES: None

Chairman Jung declared the motion carried.

Engineering Report

Mr. Hatfield stated he has no report.

Approval of Minutes

MOTION made by Mr. Harris seconded by Mr. Butler to approve the minutes of the January 28, 2010 regular and reorganization meeting. On roll call the following was recorded:

AYES: All NAES: None

Chairman Jung declared the motion carried.

Adjournment

There being no further business, **MOTION** made by Mr. Harris and seconded by Mr. Butler, carried unanimously, that this meeting be adjourned.

On roll call the following vote was recorded:

AYES: All NAES: None

There being no further business, Chairman Jung adjourned the meeting.

Respectfully submitted,

Debbie Painter, Secretary

APPROVED: _____
/kaa