MOUNT LAUREL, MUNICIPAL CENTER MAY 06, 2015
Zoning Board of Adjustment Minutes Fifth Regular Meeting

Chairman Green called the Regular Meeting to order at 7:00 P.M. in the Courtroom
Pledge of Allegiance and Moment of Silence was observed
The Board Secretary read the open public meeting notice published and posted on 01/12/15
The Board Secretary called the Roll:
Board Members: Ms. Jones., Alt.#2, Present; Mr. Bailey, Alt. #1, Present; Mr. Folcher, Present; Mr. List, Present; Mr. Killen, Present; Mr. Kramer, Present; Mr. Francescone, Present; Vice-Chairman Brod, Present; Chairman Green, Present.
Board Professionals: Mr. Joseph Petrongolo, Planner, Present; Mr. William Long, Engineer, Present; Mr. Michael Angelastro, Present; Mr. Brian McVey, Fire Marshal, Present; Mr. Anthony Costa, Solicitor, Present; Ms. Jenifer DeSimone, Secretary, Present.

The Announcements and Review of Boards Procedures by the Chairman Green: The agenda stays the same as listed.

Memorialized Resolutions:

1. JOSPEH ORLANDO, #15-D-03, 4518 Church Road, R-3 zone, Block 1100.02, Lot 6 Use Variance and Conditional Use

Chairman Green asked for a motion to adopt the Regular Meeting Minutes May 6, 2015. Board member List moved the motion and Board member Folcher second. All present voted affirmatively and the motion was carried; so ordered Chairman Green.
Mr. Joseph Petrongolo, Land Planner; Mr. William Long, Engineer; Mr. Michael Angelastro, Traffic Engineer; and Mr. Brian McVey, Fire Marshal; were sworn in by the Board Solicitor.

Petitions before the Board:

1. Michael and Zarine Meyer, #15-C-05, 2 Stanwyck Road, Blk. 700.01, Lot 42, R-3 zone
The Bulk variance is sought from section 154-16 of the Zoning Ordinance to enable the applicant to: Construct an addition 527 square feet creating an 18% building coverage where 15% is permitted in the R-3 zone. The Board Secretary read the application and certified the completeness. Mr. & Mrs. Meyer were sworn in by the Board Solicitor. Ms. Meyer testified that her mother 84 years old lives with her family. Due to her mother's physical needs she requires to be on the first floor. A doctor's note was submitted for the record. Mr. Petrongolo, Planner stated that the addition not impact the adjacent neighbors or the residential area. Chairman Green opened by the hearing to the public, seeing none, closed the public portion and asked for a motion. Board member List moved the motion to approve #15-C-05 and Board member Folcher second the motion. Roll call vote: Mr. List, Agree; Mr. Folcher, Agree; Mr. Killen, Agree; Mr. Kramer, Agree; Mr. Francescone, Agree; Vice-Chairman Brod, Agree; and Chairman Green, Agree. Motion carried and approved. Memorandum available in the Zoning Office.
2. Ed and Vicki Jackson, #15-C-04A, 307 Val Drive, Blk. 905.04, Lot 28, R-3 overlay zone
The Bulk variances are sought from section 154-134A. & B. (1) of the Zoning Ordinance to enable the applicant to: Maintain an 18' round above ground pool with a 2'1" side yard setback and a rear yard setback of 1'6" and a 1'7" setback from the house to the pool where 6' is required for all 3 area variances. Also, requested is a 2'1" side yard setback and 1'6" rear yard setback instead of the 3'required to the fence. The Board Secretary read the application and certified the completeness. Mr. & Mrs. Jackson were sworn in by the Board Solicitor. Mr. Jackson testified that the previous pool dimension were inaccurate. Mr. Costa, Board Solicitor asked the applicant if they purchased the house with the pool and just needed to add a pool liner.

Petitions before the Board: continued -- Ed and Vicki Jackson, #15-C-04A
A discussion was held about the pool not being on the applicant's survey from April 10, 2007 when the home was purchased. Mr. Jackson testified that the pool was there when they purchase the home and the pool only needed a liner. Mr. Petrongolo, Planner stated the facts about the current application as relates to the pool dimensions. Chairman Green opened the hearing to the public. Mr. Stephen Kovacs, 5 Nottingham Way was sworn in by the Board Solicitor. Mr. Kovacs testified that the back of his property is diagonal to the back of the applicant's property. He was in opposition of the application for safety concerns and the previously approved deck. Mr. Costa, Board Solicitor stated that if the pool was smaller there wouldn't be any issues. Mr. Yan Zheng, 7 Nottingham Way was sworn in by the Board Solicitor. Mr. Zheng resides behind the applicant. His family moved in 2010 and the pool wasn't there. He witnessed the pool being built in 2012. He spoke in opposition of the application and was concerned if the pool broke the water would go everywhere – the pump is running all the time 24 hours and affects the neighbors. Chairman Green seeing no further public closed the public portion and asked for a motion to approve the application seeing none asked for a motion to deny the application. Board member Francescone moved the motion to deny and Board member Killen second the motion. Roll call vote: Mr. Francescone, Agree; Mr. Killen, Agree; Mr. Folcher, Agree; Mr. List, Agree; Mr. Kramer, Agree; Vice-Chairman Brod, Agree; and Chairman Green, Abstain. Motion carried; the application was denied.
3. VOADV PROPERTY, INC., #11-D-27C Centerton Road, Blk. 503.03, Lot 3 – MCD zone
Major Preliminary Site Plan with Bulk Variances & Waivers
Fellowship Redevelopment Area Affordable Housing relocated to Centerton Road
The Bulk Variances are sought from section 154-26 of the Zoning Ordinance to enable the applicant to: Develop this parcel in a manner that allows adequate parking, appropriate methods of ingress and egress, and property personal emergency vehicles circulation within the site. The Use variance was Approved on 12/3/14 and the Resolution Memorialized on 01/06/15. The Board Secretary certified the completeness of the application. Mr. Edward Sheehan, Attorney at law represented the applicant. Witnesses to give testimony Mr. Daniel L. Lombardo, Applicant's Representative, Mr. Owen McCabe, Applicant's Representative, Mr. Bruce Engelbaugh, Professional Planner and Project Architect, Samuel Renauro, Professional Engineer, Scott T. Kennel, Traffic Consultant were sworn in by the Board Solicitor. The applicant's exhibits marked A-1 Site Plan from SR3 Engineers, A-2 Aerial Perspective Rendering from Minno Wasko, dated 9/16/14 and A-3 Traffic Impact Analysis from McDonough & Rea, dated 3/9/15. Mr. Sheehan outlined the previous approvals from (3) lots to currently (1) lot and the dates. Mr. Daniel Lombardo, VOADV, President testified to the following information: 2.5 employees, deliveries will be by small trucks UPS etc., and 60% to 65% will have cars and will also be able to get public transportation or walk to the shopping center, they will have a community room, one laundry room per floor, fire safety building a type 5A construction fully sprinkler, fire safety corridors, will conform to the "UHAC" Uniform Housing Affordable Controls. The applicant will receive tax credits for this development. Mr. Bruce Engelbaugh, Professional Planner testified to the height and number of units in the buildings and the percentage of green space. Mr. Owen McCabe, VOADV, Vice-President testified to the number of washer and dryers in the laundry rooms and the machines will be coin operated. Mr. Sam Renauro, Professional Engineer testified to exhibit A-1 site plan the existing zoning district requires 50 acres and the existing lot is 3.35 acres.

VOADV PROPERTY, INC., #11-D-27C Centerton Road, Blk. 503.03, Lot 3
Mr. Scott Kennel, Traffic Consultant testified to exhibit A-3 the April 9, 2015 traffic analysis report he prepared. He further discussed the RSIS regarding the number of parking spaces required. He further discussed (3) submission waivers, trash will be handled by a separate chute on every floor that goes into one room on the first floor. Mr. Joseph Petrongolo, ZB Planner reviewed his report dated 4/27/15, Mr. William Long, ZB Engineer reviewed his report dated 4/20/15, Mr. Michael Angelastro, ZB Traffic Engineer reviewed his report dated 4/17/15 and Mr. Brian McVey, Fire Marshal reviewed his report dated 4/27/15. Mr. McVey was concerned about fire access the upper stories primarily the fourth floor is the issue the ladder truck won't reach the upper level. Also, the turning radius of the fire apparatus. Major concerns that need to be addressed. Chairman Green opened the hearing to the public, seeing none, closed the public portion and asked for a motion to table the application to the June 3rd meeting so the applicant can resolve the Fire Marshals safety concerns. Board member Kramer moved the motion to table the application to June 3rd and Board member Killen second the motion. Roll call vote: Mr. Kramer, Agree; Mr. Killen, Agree; Mr. Folcher, Agree; Mr. List, Agree; Mr. Francescone, Agree; Vice-Chairman Brod, Agree; and Chairman Green, Agree. Mr. Costa, Board Solicitor stated due to the verbal notice there is no need to re-advertise or re-notice property owners for the June 3rd meeting this the notice.

Comments by Board Members, Board Professionals:

1. Ms. Levan, Esquire requested the Zoning Board have a Special Meeting for her clients Apex Auto Leasing, LLC, Rt. 73, Blk. 1305.06, Lot 1 & Blk. 1305.07, Lot 1 Chairman Green discussed the request with the Board members and consensus was not to hold a special meeting have the applicant file an applicant to be heard June 3rd. The Board Secretary was directed to contact Ms. Levan to coordinate the filing of the Use Variance.

2. New Jersey Planning Official Certificates were received for Mr. Kurt Folcher and Mr. Jeffrey Bailey. Chairman Green presented the certificates to the Board of Adjustment members and congratulated them.

Chairman Green asked for a motion to adjournment the meeting at 10:00 p.m. Board member Killen moved the motion and all present voted affirmatively and the motion was carried; so ordered Chairman Green.

Adopted on: June 03, 2015

Jenifer L. DeSimone

Respectfully Submitted: Jenifer L. DeSimone
Zoning Board of Adjustment