

**ZONING BOARD OF ADJUSTMENT
MEETING JULY 19, 2017**

The caucus meeting began at 7:00 P.M. and the meeting began at 7:30 P.M.

Members present were:

Elaine Greenberg
Joseph Stefano
Susanna Philippoussis
John Pierantozzi
George LoBiondo

Members absent were: Ryan Flaim, Alexis Cartagena

Others Present were: Frank DiDomenico, Solicitor, Yasmin Ricketts, Zoning Board Secretary, Patrick Finley, Zoning Officer, Ryan Headley, City Planner/Principal Engineer, David Maillet, Principal Engineer.

The Chairman entertained a motion to approve the minutes from the June 21, 2017 meeting.

Roll call:

Ms. Philippoussis: Abstain
Ms. Greenberg: Yes
Mr. Stefano: Yes
Mr. Pierantozzi: Abstain
Mr. LoBiondo: Yes

Mr. Ortega a motion to approve the resolutions from the June 21, 2017 meeting.

Roll call:

Ms. Philippoussis: Abstain
Ms. Greenberg: Yes
Mr. Stefano: Yes
Mr. Pierantozzi: Abstain
Mr. LoBiondo: Yes

Applicant- **Robert Leistner** -1430 E. Elmer Road, Block 5901, Lot 92, Lot R-5.

The applicant testified on his own behalf. He is seeking to construct a 1200 square foot pole barn building. The building will be used to store his five vehicles and lawn equipment. The lot is two acres of land. The garage will not be used for commercial or business purposes. The height of the garage is 14.5' tall to the peak of the roof. He is proposing to demolish an existing garage measuring 20' x 20'. The proposed garage will be built over the same area as the garage to be demolished.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Stefano: Yes
Ms. Greenberg: Yes
Mr. Pierantozzi: Yes
Ms. Philippoussis: Yes
Mr. LoBiondo: Yes

Mr. Stefano made a motion to approve the application.

Roll call:

Ms. Greenberg: Yes

Mr. Stefano: Yes

Mr. Pierantozzi: Yes

Ms. Philippoussis: Yes

Mr. LoBiondo: Yes

Application granted.

Applicant- **B & S Partners** -2363 Maple Avenue, Block 3202, Lot 24, Lots R-3/R-4.

The applicant was represented by Damien DelDuca, Esq. The applicant agrees to proceed with five members on the board. The applicant is requesting a minor subdivision approval in conjunction with a “d” use variance, to create one new lot with one remainder lot. The lot fronts on East Landis Avenue and Maple Avenue. The applicant previously received a use variance and site plan approval to construct a 2.32 megawatt ground mounted solar array. The minor subdivision approval will divide the lot in question along Bear Branch into two lots containing approximately 30.81 acres and 21.06 acres. Lot 30.81 will contain an existing solar array. The proposed 21.06 acre lot will be vacant. The applicant will return to the board if they decide to develop in the future. Solar energy facilities which includes this solar panel array are considered inherently beneficial uses in New Jersey, therefore the applicant satisfies the positive reasons for the use variance. The proposed new lot fronts on Landis Avenue to West Avenue. There are existing non-conformities. The application does not create new variances.

James Senna, Licensed Planner and Surveyor, testified on behalf of the applicant. The applicant is dividing 51 acres and 30 acres will be for solar. The property line will be in the center of Bear Branch. The applicant agrees to the Planning and Engineering reports. The subdivision will not create any waivers or variances.

Chairman made a motion to close the public hearing.

Roll call:

Ms. Greenberg: Yes

Mr. Stefano: Yes

Ms. Philippoussis: Yes

Mr. Pierantozzi: Yes

Mr. LoBiondo: Yes

Ms. Greenberg made a motion to approve the application.

Roll call:

Mr. Stefano: Yes

Ms. Greenberg: Yes

Mr. Pierantozzi: Yes

Ms. Philippoussis: Yes

Mr. LoBiondo: Yes

Application granted.

Ms. Greenberg made a motion to approve Resolution #2017-23.

Roll call:

Mr. Stefano: Yes

Ms. Greenberg: Yes

Mr. Pierantozzi: Yes

Ms. Philippoussis: Yes
Mr. LoBiondo: Yes

Resolution approved.

Chairperson made a motion to adjourn.

Roll call:

Mr. Stefano: Yes
Ms. Greenberg: Yes
Mr. Pierantozzi: Yes
Ms. Philippoussis: Yes
Mr. LoBiondo: Yes

Meeting adjourned at 8:08 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment