



ZONING BOARD OF ADJUSTMENT
Thursday, May 5, 2016
APPROVED MINUTES

You couldn't pick a better place.

OPENING: The meeting was called to order by Chairperson Jonathan Rardin at 7:30 pm.

PLEDGE OF ALLEGIANCE: Led by Chairperson Rardin.

OPMA STATEMENT: Read by Chairperson Rardin in compliance with the Sunshine Law.

ROLL CALL

- **Members in attendance:** Wyatt Sklar; Dan DiRenzo, Jr.; Bruce Schwartz; Nacovin Norman; Larry Terry, Sr.; Farhat Biviji; and Jonathan Rardin, Chairperson.
- **Professionals in attendance:** Paul Stridick, AIA, Director; Jacob Richman, PP, AICP, Planner; and Allen Zeller, Esq., Zoning Board Solicitor.

COMMENTS FROM THE PUBLIC: None.

ADMINISTRATIVE ITEMS

Approval of Meeting Minutes from April 7, 2016. Mr. Sklar made a Motion to Approve the Minutes from April 7, 2016, which was seconded by Mr. DiRenzo, with affirmative votes by Rardin, Biviji, DiRenzo, Norman, Terry, and Sklar. Motion carried.

AGENDA ITEMS

16-Z-0007

Block(s) 339.18 Lot(s) 41
Zone: Residential (R2)

Eric Mathiesen
127 Belle Arbor Drive
Cherry Hill, NJ 08034

Relief Requested: A Bulk (C) Variance to convert an existing attached garage into a family room and to construct a 12' x 26' x 11.5' attached single-car garage addition within the side yard setback.

Applicant's Representatives: Eric Mathiesen – Property Owner.

Exhibits Submitted: None.

Mr. Mathiesen explained that he is proposing an attached single-car garage addition to the side of his house and that it needs a setback variance of approximately nine (9') feet where ten (10') is required. The garage is proposed to be 12' x 26'. The existing garage will be converted into a family room. Mr. Mathiesen described the materials to be used in the construction of the garage and that they will blend in with the existing house. Mr. Mathiesen stated that the size of the garage, particularly the width, is consistent with other single-car garages. Mr. Mathiesen referenced the site photographs submitted as part of the application in stating that his proposed garage will be consistent with the look and feel of other homes in the neighborhood.

Mr. Mathiesen stated that in addition to the proposed garage, he will be slightly expanding the existing driveway. The garage's gutters will drain into the driveway and the back of the property. In regard to lighting, Mr. Mathiesen testified that he will have a motion sensor light above the side door to the garage. Mr. Mathiesen stated that he will direct the light in a manner so that it does not project into adjacent property. Mr. Mathiesen explained that he will use a licensed contractor to do the foundation work for the garage but that he will be doing the framing. Mr. Mathiesen acknowledged that he would obtain all appropriate building permits and obey the Camden County Noise Ordinance regulations. Mr. Mathiesen will be using a 'soft dumpster' for trash and he expects to have it on-site for a month or two. All other materials will be stored inside. Lastly, Mr. Mathiesen stated that he believes the addition will improve the value of his home and won't be a detriment to neighboring properties. Mr. Mathiesen stated that he had no objections to any of the comments in the Department of Community Development's review letter dated April 11, 2016.

A discussion then ensued regarding the stormwater basin at the rear of the property, particularly in regard to functionality of the basin and a stormwater maintenance agreement. Ms. Rudow explained that she asked the landlord if he had a stormwater maintenance agreement with the Township but was told that they do not have a current stormwater agreement with the Township. The applicant explained that while they are willing to maintain the basin and clean away debris, that they do not have the authority to sign any agreement as that rest solely with the landlord. Mr. Zeller explained the legality behind the stormwater agreement and Ms. Rudow explained she would continue to try to work with the landlord on getting an agreement done and executed. Ms. Rudow explained that there has been a little bit of pushback with getting these documents compiled and executed. Mr. Stridick explained that while the basin is not the Township's, there needs to be an agreement in place regarding the care of the facility. Mr. Zeller explained that it is in the owner's interest to have this agreement in place because they could be cited for property maintenance violations. The Board made it clear that they do want to see the basin properly maintained and that they want to see the landlord sign the applicable agreements. The Board decided that they would like to condition the approval on the property owner executing the stormwater maintenance agreement for the stormwater basin as well as a stormwater maintenance plan, and that if the applicant is having an issue with the landlord in getting this agreement done then the applicant should have the landlord's attorney contact the Department of Community Development to work out the issues (as opposed to having the matter become a property maintenance issue). Lastly, the applicant stated they had no issues with complying with the comments in the Department of Community Development review letter dated April 15, 2016.

Public Comment: Dana Howe-Smith stated that she supports the application.

Motion: Following a review of the application and conditions of approval by Solicitor Zeller, a motion was made by Mr. Schwartz and seconded by Mr. Norman, with affirmative votes for approval by DiRenzo, Sklar, Schwartz, Norman, Terry, Biviji, and Rardin, for the approval of the Use d(1) Variance. Motion carries 7-0.

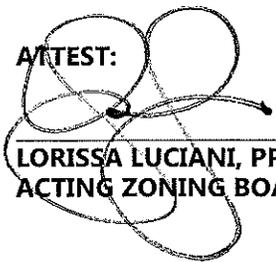
RESOLUTIONS:

None.

Meeting Adjourned: at 8:48 pm.

ADOPTED:

ATTEST:



LORISSA LUCIANI, PP, AICP
ACTING ZONING BOARD SECRETARY



IVY ROYNER, ACTING CHAIRWOMAN