

MINUTES OF JACKSON ZONING BOARD MAY 4, 2022

The May 4, 2022 Jackson Township Board of Adjustment Meeting was called to order at 7:03 p.m. with a salute to the flag by all present. Sean D. Gertner, Esq. read the Open Public Meetings Act statement and announced that adequate notice has been provided for this meeting.

ROLL CALL: Stephen Costanzo, Scott Najarian, Chairman; Lynne Bradley; John Spalthoff. Alt # 1; Samara O'Neill, Alt # 2 (new member) Absent: Book, Fritch, Hurley
Also Present: Sean D. Gertner, Esq., Board Attorney; Evan Hill, Board Engineer; Ernie Peters, Board Planner; Jeffrey Purpuro, Zoning Officer; Anthony Jacob, Township I.T. Representative; Fran DiBella, King Reporting and Zoning Board Recording Secretary

Board professionals sworn in by Mr. Gertner

RESOLUTION 2022-17: WSNP, LLC, Block 6401, Lots 21 & 22, 146 S. New Prospect Road. Granting approval to permit the use of a house of worship with accessory parsonage. Motion/Bradley. Second/Costanzo. Yes: Bradley, Costanzo, Najarian

Approval of regular meeting minutes of April 6, 2022, Motion/Bradley. Second/Spalthoff
Yes: Bradley, Spalthoff, Costanzo, Najarian

Approval of regular meeting minutes of April 20, 2022: Motion/Spalthoff. Second/Costanzo.
Yes: Bradley, Spalthoff, Costanzo, Najarian

APPROVAL OF VOUCHERS: Motion to approve voucher for King Reporting in the amount of \$150.00 as recording secretary and \$250 for recording services: Motion/Bradley. Second/Costanzo and Spalthoff Yes: Bradley, Costanzo, Spalthoff, O'Neil, Najarian

APPLICATIONS CARRIED:

Application No. 4, 26 Whitesville Road, LLC, Block 19501, Lot 21, 26 Whitesville Road, carried to June 1, 2022 meeting without requirement of further notice. Waiving time

Application No. 5, 508 Burke, LLC, Block 3601, Lot 19, 33, 34, 35, 40, Burke Road, Carried to June 1, 2022. Notice required. Waiving time.

Application No. 6, Swanborne, LLC, Block 20701/20801, Lot 3/1, 8, 9, 10, 11, 12, 15, 16, 17, 18, 28, Whitesville and East Veterans Denmark Lane, to be carried to June 15, 2022. Notice required. Waiving time.

Todd McManus, member of the public, asked why adjournments were not put on the website in time for the public to double check before rushing to make it to the meeting and finding out in person that the application they were interested in was being carried.

Announcements by Mr. Gertner: 1) Only five board members present; only a majority vote needed.

2) Executive session will be opened tonight

APPLICATIONS:

1. Miriam Goldman, Block 15801, Lot 86, 2 Sienna Drive, Variance 3404. Applicant seeking to install a 6' high privacy fence in the front yard area (corner lot), 40 feet from the property line along E. Veterans Highway. The fence line will follow the configuration of the back of the driveway and extend 16' past the house. Public session opened and closed. Motion/Costanzo. Second/Bradley. Yes: Bradley, Spalthoff, O'Neil, Costanzo, Najarian.
2. Mendel Rosner, Block 15804, Lot 1, 11 Sienna Drive. Applicant seeking a variance to install a 6' white privacy fence on the left side of the front yard for the safety of his children/grandchildren. There's an aluminum fence by the pool. Mr. Spalthoff asked about a tree line along the sidewalk and the applicant stated the fence will go outside of that tree line. Public session open/closed. Motion/Bradley. Second/Costanzo. Yes: Bradley, Spalthoff, O'Neil, Costanzo, Najarian.
3. Mordechay Tzabari, Block 6702, Lot 13, 12 Harvest Court, requesting a variance for a change-of-use structure in a noncompliant location. The Applicant would like to tear down an existing shed and build a new one. It's 8' from the property line, which is 2' too short. Water, septic, and electricity were previously installed by the applicant without permits. Mr. Peters explained that this Board doesn't have the authority to waive permitting and the

Board is acting prematurely in this application without that information (an as-built survey). Setbacks aren't met and the applicant should apply for a C variance application and a bulk variance. It's not a shed. It's not a garage. It's a pool house. Mr. Purporo will have to amend the denial letter and revisit the address again in 10 days. The application was carried to the July 20th meeting. Further notice not required.

7:49 pm Motion to enter into executive session. Motion/Bradley. Second/Spalthoff.

8:12 pm Motion to come out of executive session: Motion/Bradley. Second/O'Neil

Motion to adjourn at 8:15 p.m. by Costanzo and seconded by all present

Respectfully submitted by,
Fran DiBella
Zoning Board Recording Secretary