

Minutes

Regular Meeting minutes for July 16, 2014.

Motion was made by Mr. Healey, seconded by Mr. Earlen to approve the Regular meeting minutes of July 16, 2014. The vote was affirmative with the exception of Ms. Winzinger, Mr. Tynon and Mr. Tallo, who abstained, and the motion carried.

Correspondence

There was none.

Resolutions

a. 2014-12 Mount Holly Garage II, LLC, 1592 and 1596 Route 38, Block 7, Lots 6, 7, 8.01 and 9. Preliminary and Final Site Plan with waivers and lot consolidation for building additions at the existing Ford and Subaru dealerships with associated signage.

Motion was made by Mr. Earlen, seconded by Mr. Evans to approve Resolution #2014-12. The vote was affirmative with the exception of Ms. Winzinger, Mr. Tynon, and Mr. Tallo, who abstained, and the motion carried.

Items for Action

- a. Leggio, Anthony and Theresa
5 Cameron Lane
Block 33.04, Lot 9, RA/S
Bulk Variance for the Construction of a Second Garage with Variances

Ms. Kathleen Gaskill, Esq., representing the applicant.

Ms. Gaskill stated that the applicant would like to install a carriage style 2 car detached garage. The garage will be connected to the house with a breezeway. The house has an existing two car garage, of which one bay was turned into an in-law suite that is presently still being occupied as such.

Mr. Petrongolo stated to the Board that the application can be deemed complete.

A motion was made by Mr. Evans, seconded by Mr. Healey to deem the application complete. The vote was unanimous and the motion carried.

Mr. Anthony & Theresa Leggio, sworn to provide testimony.

Exhibits marked (Photos)

Mr. Leggio stated that the original construction of the home was to have a three car garage. He stated that one of the bays in the existing two car garage serves as an in-law suite. Mr. Leggio stated that the proposed garage will have the same character of the existing home; roof, columns, shingles, siding, etc. He stated that it will have an attic with a stairway to access. He stated that he will utilize the attic for storage.

Ms. Gaskill stated that a variance is required for the setback of an accessory structure where 15' is required and the applicant is proposing 10'. Mr. Leggio stated that he is requesting the 10' setback due to the existing tree line that he would like to maintain as a buffer.

Ms. Gaskill stated that a variance is needed regarding the number of accessory structures. The applicant is proposing three where only two are permitted. Mr. Leggio stated that there is an existing small shed that he stores his tractor and lawn equipment in, and is a gazebo on the property.

Ms. Gaskill stated that a third variance is needed for lot coverage.

Ms. Gaskill stated that there is a 900 SF limitation on accessory structures and Mr. Leggio's is over this limitation.

Ms. Gaskill stated that a waiver is required from the Ordinance where one garage per residential lot is permitted on site.

Exhibits marked of photos showing similar properties in the area with three car garages.

Mr. Petrongolo stated that a waiver of Section 130:20 (h) for the three car garage is needed. Mr. Leggio would like to have the garage to keep his cars in.

Chairman Darji opened the meeting up for public comment, there being none this portion of the meeting was closed.

Mr. Crook gave the Board a summary of the application. In that he stated that the application is for second car garage in addition to an existing two car garage. He stated that the garage will have the same character and look similar to the existing home. Exhibits were submitted. He stated that one of the existing bays was turned into an in-law suite and is presently used today. He stated that the new proposed garage is 848 SF with approximately 175' from the road, will consist of an attic with stairs, and will have electric. The applicant testified on record that there will be no commercial use for the proposed building. He stated that they are proposing a breezeway between the proposed and existing garages that will be open. Variances that are requested are for the setback under Section 1:1 setback is 15' where the proposed will be 10' and side yard are 20', the applicant is proposing to maintain the buffer to preserve the trees. In addition there is another variance to do with accessory structures under Section 140-23 (b) where only 2 are permitted and applicant is proposing 3. There is an existing gazebo, small shed that house a tractor and other lawn equipment. The proposal is to maintain those existing buildings. The proposed garage is 848 SF, the shed is 596 SF and the gazebo is approximately 50 SF, which total over the requirement in the Ordinance Section 130-23 (b). Two variances are needed; one for additional structure and one for the area of the structure. Two waivers are also requested from Section 130-23(b). The applicant has testified over the benefits of this proposal and that it is consistent with the character of the community.

Motion was made by Mr. Earlen, seconded by Mr. Kausch to approve the application. The vote was unanimous and the motion carried.

Old Business

There was none.

Public Comment

A member from the public questioned an application that was heard at the July meeting pertaining to Historic review. Ms. Borstad explained that there is no longer a Historic Advisory Committee and that the applicants are to come before the Board to present the application.

A member from the public questioned the public comment portion of the meeting.

Comments from Professionals

There was none.

Comments from the Board

A. Bill List

Motion was made by Mr. Earlen, seconded by Mr. Healey to approve the bill list. The vote was unanimous and the motion carried.

Adjournment

Motion was made by Mr. Evans, seconded by Mr. Healey to adjourn at 8:25 p.m. The vote was unanimous and the motion carried.

Respectfully Submitted,

Caryn L. Cutts
Land Development Board Recording Secretary

