

ZONING BOARD OF ADJUSTMENT

MINUTES

OCTOBER 7th, 2020

7:30 pm—CONFERENCE MEETING

The informal portion of the Willingboro Township Zoning Board Meeting of October 7th, 2020 was held in the Clerk's Office, 1 Rev. Dr. M. L. King Jr. Drive, Willingboro, New Jersey.

Madam Chair Order and if you would care to open the public meeting act, the statement.

Madam Secretary Ok.

Compliance Statement The required statement was read in Compliance with the Open Public Meeting Act this is to announce that adequate notice of this meeting was provided in the following manner.

On January 14, 2020 advance written notice of this meeting was posted on the bulletin board in the Municipal Complex.

On January 14, 2020, advance written notice of this meeting was mailed to the Burlington County Times, the Trenton Times, the Philadelphia Inquirer and the Courier Post.

On January 14, 2020, advance written notice of this meeting was filed with the Township Clerk. The Clerk is directed to enter into the minutes of this meeting the public announcements.

Madam Chair Okay, Can we have roll call.

Roll Call:	<u>Present</u>	<u>Absent</u>
Ms. Thelma Allen	_____	___X___
Ms. Sandra Coleman	___X___	_____
Mr. Louis A. Finney, Sr.	_____	___X___
Ms. Josselyne Jackson	___X___	_____
Mrs. Gerri Johnson	___X___	_____

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Madam Secretary He did confirm that he was going to be on.

Madam Chair He's probably running a little late.

Matthew Wieliczko We will see how he's doing. Let me see if he's listed as a participant bear with me.

Okay. And then we have Ms. Jackson, our chair.

Madam Chair Yes, present.

Matthew Wieliczko Mr. Darold Coleman here.

Mr. Coleman Yes.

Matthew Wieliczko Okay, great. Great.
So by my count, Ms. Frank, before we start the actual informal we have six, six members.

Madam Secretary We have yes, six. Yes, that is correct.

Matthew Wieliczko Okay. I just wanted to make sure we had a quorum before we open up our informal so we, we do. Okay, we want to open up the informal session then we can go ahead and do.

Madam Chair We didn't finish a roll call about ah.

Madam Secretary The professionals, Ben Matlack?

Ben Matlack I'm here.

Madam Secretary Awesome, and that's it.

Matthew Wieliczko Mr. Evans was going to join us .Do we know if Ted Evans is on our Zoning Board Officer?

Madam Secretary I'm not sure if he is, I can check.

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Matthew Wieliczko I know that he had I had an email exchange with him today he did indicate that he was going to be attending. Yeah, he may not be in yet, but I know that he was going to be attending.

Madam Secretary Correct. He did mention that as well. Okay

Matthew Wieliczko Great job and board members, you've done a great job. This is our first virtual meeting, it has been going on in different towns and municipalities, but I appreciate everybody's diligence and everything else before we get the informal meeting started, so thank you.

Matthew Wieliczko Okay, so Madam Chair, if you're okay, we can start the informal session.

Madam Chair Yes, please.

Matthew Wieliczko Great, great. Ms. Frank, do you have the statement to read?

Madam Secretary I do.

Compliance Statement

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directed to enter into the minutes of this meeting the public announcements.

Madam Chair

Okay.

Matthew Wieliczko

Great, thank you very much. In addition, all the members should, know and members of the public and the professional should know that this meeting is being held consistent with the New Jersey Department of Community Affairs Division of local government services, guidance documents, dated both March 23, 2020 and April 2, 2020. With regard to the remote hearing the necessary postings, the necessary filings, and the necessary access links for the public.

So with that, Madam Chair, we have opened your informal session. Initially, you were going to have two matters on your agenda this evening, Sunrooms America Inc. The applicant is actually the homeowner, Janice Horton, they're on your agenda, also an applicant that had noticed for this evening, NE Willingboro LLC. That is the property located at 4340 Route 130 is the Grand Marketplace, Block 2 lot 7.01. When we get into formal session, we'll be able to further details that matter is being carried until your next meeting, which is November 10th, 2020. With the potential goal of scheduling a special meeting on various dates that were circulated, certainly nothing we the board members have been advised of the potential dates. And we can canvass not necessarily tonight, but we can canvass off the record with regard to the potential for their special meetings. I noted that the applicants' attorney in that matter NE Willingboro is with us this evening. Good Evening Mr. Allen, this is the informal session that is open to all members of the public and to our applicants and our applicant professionals. How are you Mr. Allen?

Mr. Allen

Good Evening, and good evening.

Madam Chair

Good Evening, we can't hear you.

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and we do go active application that is carried additional notice or public necessary if we go with the November 10th date. And then to the extent that the board is able to convene a special meeting, then there will have to be additional notice of publication both on the applicant side and on our side as well.

Mr. Allen

Of course, and thank you for saying that. Thank you for making the announcement we're being carried. So in event we do come forward in November 10, which is fine. We will, we would have to reservery notice. We know how difficult it is to get a certified letter when it comes into mail.

Matthew Wieliczko

So firstly, so that's it. The application that you do have this evening is an application by Ms. Horton.

It's 16th. Rambler court, and it's for the proposed installation of a three season sunroom that's on an existing deck. There was an application made for approvals that application was denied by your zoning officer with regard to a side yard setback of a roof overhang. There was then the application to the zoning board. And there was a review letter issued by your engineer from CME on that application. So that applicant hopefully is here this evening.

Do we have representatives for the application on our agenda this evening? Do we have Ms. Horton here this evening?

Madam Chair

Yes. Ms. Horton, I can't hear her.

Madam Chair

Muted. It's muted.

Matthew Wieliczko

Okay, so Ms. Horton, you are here?

Janice Horton

Yes, I am here.

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Matthew Wieliczko

Okay, great. I see that. Once we get into formal session, we're going to close the informal down open the formal up once we get into the formal session we will swear you in and we'll go through the details of the application and the relief that you're seeking with regard to the three season sunroom. Do you have any individuals that are going to be testifying on your behalf?

I know that the application was in large part filled out by the contractor, and also the three season sunroom installer, or is there anybody that's going to be testifying or assisting you this evening with your application?

Janice Horton
call.

I believe they said that they were going to be on the

Matthew Wieliczko

Great. And who would that be? Who would your witness be?

Michael Foti.

I'm here.

Matthew Wieliczko

Good evening, Michael. I see it's Michael Foti. I see you listed as an applicant. Great, and Michael, what's your association with the application?

Michael Foti

I'm president of SRA, the company building the three season's sun room.

Matthew Wieliczko

So for purposes of the board room, can you can you explain to them what SRA is?

Michael Foti

Sunrooms America is a manufacturer installer provider of patio products here in South Jersey.

Matthew Wieliczko

Great. So you're familiar with the application and this particular property in the proposed installation?

Michael Foti

Absolutely. We currently actually have a few going up, I would say two or three sunrooms currently being built in Willingboro. So I'm very familiar with the process.

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Matthew Wieliczko

Great. So that's a Madam Chair. That's what is on your agenda this evening. You also have the approval of your meeting minutes from January and February.

Madam Chair

Yes .

Matthew Wieliczko

So unless anyone has any. Anybody have any questions, any board members have any questions with regard to this portion of the meeting the informal portion of the meeting and what we anticipate addressing this evening.

Mr. Coleman, I see your block is kind of lit up. Do you have any question, sir?

Mr. Coleman

No, sir. No question.

Matthew Wieliczko

Okay. Any other board members have any questions before I asked the board chair to entertain a motion to close the informal session? Any questions from the board members or any anybody else, that's in attendance?

All right. I see no other questions.

Madam Chair. Could you ask for a motion to close the informal session please?

Madam Chair

Yes, I ask for a motion to close the informal second session. Please?

Matthew Wieliczko
with her.

And just call out if you could help our board secretary

Mrs. Gerri Johnson

So move.

Matthew Wieliczko

Great. So that was a motion by Ms. Gerri Johnson.

Mrs. Gerri Johnson

Mrs. Yes.

Matthew Wieliczko

Mrs. Excuse me. I'm sorry. I'm just going off the agenda, Mrs. Gerri Johnson.

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Mr. Coleman No problem.

Matthew Wieliczko Great, great. Also, Mr. Wieliczko. I'm here and then Mr. Matlack, are you present?

Ben Matlack I'm here.

Matthew Wieliczko Great. Good to see you, Mr. Matlack, and do we have Mr. Ted Evans by any chance?
Alright. Let's see him, can I just check? I want to just check the participant list real fast if I could. I don't! Ms. Frank, do you see him? Or has he tried to get in or contacted you by any chance?

Madam Secretary He has not contacted me and I do not see him on the participants list.

Matthew Wieliczko Okay.

(In Audible) Is it possibly is one of the phone numbers calling in at the bottom.

Matthew Wieliczko He is, uh, do you have the ability to unmute those phone numbers at this time Ms. Frank.

Madam Secretary One second.

(IT James) Yes. Which phone number would you like unmuted?

Madam Secretary 609-356-3951, also, there are 609-320-7367. Mr. Ted Evans, are you on? Hello, hello.
Okay, can we try one more James? James?

(IT James) Yes.

Madam Secretary 609-456-2839.

(IT James) Requests to be unmuted has been sent. Thank you.

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Madam Secretary

Mr. Evans, are you on? I'm not sure. I not getting a response.

Matthew Wieliczko

Okay. I think that Mr. Matlack had reviewed the one substance of application. I think he had some communications with Mr. Evans. So without putting any hearsay testimony on the record at this point I think will be sufficient so we can go ahead and proceed. So at this point, Madam Chair or Madam Secretary, can we go ahead and do the call to order along with the flag salute. We will do the call to order.

Call to Order

Can we stand to salute the flag?

I pledge allegiance to the flag of the United States of America and to the Republic for which it stands. One nation under God, indivisible, with liberty and justice for all.

Matthew Wieliczko

At this point, Madam Chair, the first item on your agenda is old businesses the approval of the minutes of January 14 and February 5, they should be taken separately. And in addition, the visuals that have to approve or amend the minutes in any way, should in fact have been in attendance at those meetings or should have reviewed the recordings from those meetings. So at that point, madam secretary and Madam Chair, if you could take them one at a time, could you seek a motion to adopt and approve the minutes from January 14, 2020, by the eligible members, which are Mrs. Coleman, Mrs. Josselyne Jackson, Mrs. Gerri Johnson, Mrs. Wilma, Stephenson and Mr. Coleman.

Madam Chair

Okay, could we have a motion to approve the minutes of January 14 2020, please.

Mrs. Wilma Stephenson

So move that the meetings be approved.

Matthew Wieliczko

Thank you. That's a motion by Mrs. Wilma Stephenson. Do we have a second?

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Mrs. Sandra Coleman I second the motion to approve.

Matthew Wieliczko That's a second by Mrs. Sandra Coleman, and could we do just madam secretary, is it okay, if I go ahead and do a roll call vote.

Madam Secretary Yes. Thank you.

Matthew Wieliczko Ms. Coleman vote to approve, yes? Yes.

Mrs. Coleman's in the affirmative.
Ms. Josselyne Jackson? Yes.
Mrs. Gerri Johnson? Yes

Mrs. Gerri Johnson Um, yes, there was one of the minutes that was incorrect because, um, and I don't remember which one it was. But it had a statement that I made that I was retired. I'm not retired. I don't think I made that statement.

Matthew Wieliczko Okay, and that was it in the formal session of the minutes from January 14, 2020.

Mrs. Gerri Johnson I think it may have been February one I am not for sure.

Matthew Wieliczko Okay, we will do this for purposes of the motion to whether that reference to you being retired was in the minutes or in the February minutes. We'll note the requested amendment by you have those minutes? Is that okay?

Mrs. Gerri Johnson Okay.

Matthew Wieliczko Great, Mrs. Stephenson? Yes.
Great, and Mr. Darold Coleman?
Mr. Coleman, I'm sorry, you got to unmute yourself so I can (audible).

Mr. Coleman Yes.

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Matthew Wieliczko Great. Thank you very much, Mr. Coleman. So the minutes of January 14 are approved and I will work with our board secretary Ms. Frank will then of course, manage either January or February, that referenced Mrs. Johnson being retired and that she's not.

Moving on to the February 5, 2020 minutes. Addition members voting to adopt, amend or approve these minutes, should be at the meeting or should have a recording. The eligible members this evening are Mrs. Sandra Coleman, Mrs. Josselyne Jackson, Mrs. Gerri Johnson, Mrs. Wilma Stephenson and Mr. Michael Stinson.

Madam Chair I have a motion to have the meeting the minutes of February 5th approved, please.

Mr. Stinson I so move.

Matthew Wieliczko And that was a motion by Mr. Stinson.

Mr. Stinson Correct.

Matthew Wieliczko Great. Thank you, Mr. Stinson, and our second, please.

Mrs. Wilma Stephenson I second.

Matthew Wieliczko Great that's a second by Mrs. Wilma Stephenson. All in favor say aye.

Board Members Aye. Aye.

Matthew Wieliczko Any opposed say nay.
Great, and Mrs. Johnson, we will do our diligence, both myself and the board secretary making that notation with regard to the requested change of the meeting minutes that you noted with regard to the improper citation to being retired.

Mrs. Gerri Johnson Okay.

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Great, if we could then moving on, before we get to new business, the Sunrooms application, I wanted to make a notice we referenced it in the informal session. But now we are all, in the formal session. The application filed a notice for the NE Willingboro at 4340 Route 130 Block 2 lot 7.01 the Grand Marketplace location in the B1 district. The application for conditional use variances with associated bulk variances and waivers for proposed short term commercial vehicle parking facility from 190 to 218 trailer vehicles associated with an off-site Amazon distribution, that application will not be heard this evening, that application will be carried till November 10, 2020.

If you are an interested party in this application, this will be your notice that this application will be carried until November 10 2020. You will not receive a notice either, by publication or by mailings, this will be your notice and no additional notice will be necessary. In that regard, there has been a request for a special meeting at this point that has not been identified as a possibility, although we're still doing our due diligence on that. To the extent that there is a special meeting, there'll be a requirement that that special meeting be noticed consistent with Municipal Land Use Law by both the applicant and an addition pursuant to the department community fair guidelines. The township will also issue its own notice with regard to any form of special in that regard, we do have with us this evening, the applicants counsel, Mr. Clint Allen, you did hear from an informal session.

Good evening, Mr. Allen, how are you?

Mr. Allen

Good evening, sir. And I want to thank the board for convening this evening. Particular with zoom meetings it can be difficult. Thank you for announcing our application can be heard on November 10, and that our notice is preserved. I look forward to seeing you all again soon. Thank you.

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Matthew Wieliczko

All right, good night. The next application before us this evening, and I get it up before me is the... Does anybody have any questions with regard to the continuance of the application without regard to the substance of the application? We're not permitted to discuss the substance of the application. Does anyone have any questions with regard to just procedurally the matter being carried until next month?

Mr. Coleman

So I have a question. So the only reason it was table was so we could see the new landscaping plan?

Matthew Wieliczko

Well, it was tabled, it was carried for a number of reasons. The landscaping plans which are going to be delivered, supplemental subsidies after the CME review letter, a lot of the material those plans consistent with the municipal land use law need to be on file for review by members of the public. We want it to insulate the application and insulate the process from any allegation that any members of the public weren't fully informed. In addition, I know that this board and other boards also and along with the professionals and myself, find themselves at times given that you are all volunteers, it's very difficult to review supplemental submissions within days and put it all together for purposes of the zoom meeting. So the applicant's professionals did have an informal workshop with our professionals. The applicant's intent was to provide as much information as possible.

There's some call outs with regard to potential supplemental information they provided that supplement supplemental information been very cooperative and of assistance to us. I anticipate that that material is going to be delivered either to your home addresses or will be delivered to you through the board secretary. But yeah, that's one of the reasons why both municipal land use law requirements and also

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to afford our board members and our professionals the opportunity to actually review and understand the supplemental submission so that at the time of the hearing, we can all talk with knowledge and deliberate with knowledge.

Great. So, next up on the application is an application for a bulk variance. This is the applicant is Janice Horton, it relates to block 902 lot 86, 16 Rambler Court. The applicant is seeking to construct a three season sunroom for an existing deck to a propose sunroom being nine feet by nine inches by eleven feet and proposed eight feet tall. There was in the application material a reference to a use variance a use variance is not required. In this instance, you should have received the application material along with the review letter from CME dated September 25, 2020. In that regard, we do have a Ms. Horton this evening. So that's good, and I understand that she'll also be supported in her application by Michael Foti, Mr. Foti. Are you still with us?

Mr. Foti

Yes, sir. I'm still here.

Matthew Wieliczko

I'm going to ask Mr. Foti and Ms. Horton to stay unmuted, if you could right now. I'm also going to ask Mr. Ben Matlack to unmute if I could. Good evening, Mr. Matlack. How are you?

Ben Matlack

I'm good. How are you?

Matthew Wieliczko

Great. So we're going to go ahead and proceed with this application. At this time, I'd like to swear in Ms. Horton, Mr. Foti and also our board engineer, Mr. Matlack. Could you raise your right hand, please? And do you swear affirm the testimony you give this evening will be the truth so help you God?

Yes.

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to be the south facing side of the home. Whereas, once this three season's structure is complete, there would still be a two foot bumper between a fence that is existing there between Ms. Hortons home and the neighboring dwelling. So there's still be a two foot buffer. The rear yard setback appears to be compliant with a twenty five feet I believe. And the side yard, side yard because it's connecting to the home on the side. And on the rear.

Matthew Wieliczko

Mr. Foti have you been at the location of the property?

Mr. Foti

I have been!

Matthew Wieliczko

Okay and in that regard with the application there were submitted a survey that was prepared by (in audible)

Matthew Wieliczko

Are you familiar with that survey dated April 19, 1988?

Mr. Foti

Yes, I have in my possession. Right, I'm looking at it.

Matthew Wieliczko

Does the applicant have any objection to marking that as A1. Can we mark that as Applicant 1 please? Do you have any objection, Ms. Horton or Mr. Foti?

Ms. Janice Horton

No, I do not.

Mr. Foti

No sir.

Matthew Wieliczko

Great, and I also noticed sir that in conjunction with the proposed installation with the application, there was a six page document submitted, which is the impose installation and elevations of this sunroom (audible)

Mr. Foti

Correct.

Matthew Wieliczko

Sunrooms of America. And it's a six page document drawn by or dated June 15, 2020. That was also submitted with your application.

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wall of the home, and on the right side, that deck goes to directly on, you know right up against the neighboring property line. Once you leave that deck, you go on to a concrete patio, in the rear with a wood fence that goes across the property. And then on the left side, there's a shed there.

Matthew Wieliczko

Okay, and is the proposal to keep the shed there?

Mr. Foti

Janice can you answer that question with the shed?

Ms. Janice Horton

Um, there, there isn't a shed anymore.

Mr. Foti

You know what it is? You're right now that you say that I'm looking at the picture. Like I don't see that. So you remove that? There is no shed there? Correct!

Ms. Janice Horton

Yeah that was removed years ago.

Matthew Wieliczko

Well, you recall, you recall receiving the CME review letter where he identified and looking for some testimony with regard to the shed. Do you recall that portion of the CME review letter?

Ms. Janice Horton

Is that address to me or Mike?

Matthew Wieliczko

The CME review letter that you guys received the CME review letter Sunrooms America Inc. applicant?

Did you guys get a copy of the CME September 25, 2020 Review letter that was issued by Mr. Matlack?

Mr. Foti

I don't believe so. I'm looking now I don't because I was reviewing this and I don't recall coming across it. Ms. Horton did you happen to recall receiving a copy of that letter?

Ms. Janice Horton

No, I do not.

Matthew Wieliczko

Okay. Then let's go, he's here this evening. He had called out just some inquiries with regard to the nature

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of the shed that have been approved, setbacks and things like that but the shed is gone. Is that your testimony?

Ms. Janice Horton

Yes. That's my testimony.

Matthew Wieliczko

Okay, the shed has been removed. There's no issues with regard to the shed. With regard to the survey that you mark and the party wall are you able to identify currently, the setback from this wood deck currently to the southern property line?

Mr. Foti

The deck on that neighboring property line, and it's hard to determine what that fence there. It comes off that fence about, I am going to say its right about a foot.

Matthew Wieliczko

And are you looking to increase that at all, or just keep the exact same setback as currently exist?

Mr. Foti

We would actually be going inside even further of about two total feet.

Matthew Wieliczko

So you would be reducing, actually you'd be increasing the existing setback is that what you're saying?

Mr. Foti

Correct.

Matthew Wieliczko

So that currently the setback is approximately one foot from the southern side yard but with the installation of the sunroom, it'll be two feet, not one foot.

Mr. Foti

Correct. At thirteen foot from the house wall to that Southern property line, and our sunroom wall is eleven foot.

Matthew Wieliczko

And is that measurement from, Is there an overhang on that Southern property line of the roof, or is the roof flush with the sidewall?

Mr. Foti

It's about one inch over the sidewall.

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Matthew Wieliczko

So that one inch over the sidewall on the southern property line that still gives you a proposed two feet from the southern side yard property line, is that accurate?

Mr. Foti

It may be one foot eleven inches, to get real technical.

Matthew Wieliczko

But what if I had to do a resolution, and let's say that your application was granted, and then you build it. And then the inspector goes out there and he measures it. You would have to be in compliance with any approvals that you received.

Mr. Foti

Correct.

Matthew Wieliczko

What relief are you seeking with regard to a side yard setback for the proposed installation of this sunroom? How far?

Mr. Foti

So just to confirm the requirement is at four foot?

Matthew Wieliczko

We're going to get to our boards secretary but at this point, you're not going to be compliant with four foot and you're not going to be in compliance with just the dimensions as built when you're finished. How far from (audible)

Mr. Foti

I'm trying to tell you right. So it would be

two, it would be so if it's one foot it would be it would be one foot eleven inches would be left.

Matthew Wieliczko

So the applicant seeks a variance of one foot eleven inches for a side yard setback for the proposed installation of the sunroom. Is that correct?

Mr. Foti

Yes.

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Matthew Wieliczko And currently existing on site, the setback of the deck is one foot from that same southern property line.

Mr. Foti Correct.

Matthew Wieliczko And how are you able to increase the amount of space on that side yard setback? It's going to be built on top of the deck and then is the deck going to be part that part of the deck going to be destroyed or removed?

Mr. Foti Part of that deck on that side would be removed only to the portion of where the wall ends.

Matthew Wieliczko Okay. With the applicant agrees the condition of approval that any installation of this sunroom will not adversely affect any drainage conditions on your property or any budding properties.

Ms. Janice Horton Yes.

Mr. Foti And what's nice, can I add about the drainage?

Matthew Wieliczko Sure, absolutely. I was going to ask you to give me some testimony with regard the downspouts, gutters. Yeah.

Mr. Foti So what's nice about the downspout coming across the eleven foot, the downspouts actually going to be on the corner of a downspout that's existing now coming off the rear of the home on the north facing side. So you'll have once that downspout comes down, it'll be...(line disconnected)

Matthew Wieliczko Does anybody else having difficulty with Mr. Foti?

Board Members Yes,

Mr. Foti I think that's yes. Okay. So it was the body just like the back of what would be her laundry room.

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Matthew Wieliczko

Mr. Foti just briefly. And again, we asked for everybody's patience and indulgence. We had a little bit of a disconnect with regard to your testimony, the connectivity became compromised. So you had indicated that the downspout would be going across the eleven foot section of the proposed sunroom and tying into an existing downspout on the north corner of the property?

Mr. Foti

I apologize, correct. The only differences is we will not be tying into an existing, it would be in the location of okay and left corner or the north facing side. That downspouts kind of on the other corner.

Matthew Wieliczko

Okay, so it's going to have its own downspout.

Mr. Foti

Correct.

Matthew Wieliczko

Okay. And is that contained at all the downspouts is that noted in the proposed elevation and installation details contained in exhibit two installers.

Mr. Foti

It is not, it is the downspout is not located on the drawing. However, it would be to the right of the door.

Matthew Wieliczko

Okay and with the applicant agree as a condition of approval to supplement and amend these drawings to be able to show to our board engineer their proposed location of the downspout and the gutter system on this installation.

(Audible)

Yes.

Mr. Foti

It also be noted, sir, on the building permit plans once we apply for the it's actually on section A, just a downspouts not noted, but I would have it noted on the building plan.

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Matthew Wieliczko

So what's going to happen is that we are going to ask that the plans be amended in a manner satisfactory or bored engineer, which detail and show the proposed manner in which water will be caught and move from the top of the roof to the to the yard below it.

Mr. Foti

That will be fine. We could do that.

Matthew Wieliczko

Mr. Matlack are you agreeable to that?

Ben Matlack

Yeah, that's fine.

Matthew Wieliczko

Great. Mr. Matlack. I'm going to ask you to jump in since there was some confusion with regard to their actual receipt of the CME review letter. I know they talked about the roof overhang, but there was also discussion with regard to the foundation for the proposed sunroom yet being the recommendation being from four by four deck post. Would you offer some commentary and some testimony on that issue, please?

Ben Matlack

Yes. So in, I guess its page, three of six of the plans that are that were submitted the structural drawings, you showed the four by four deck posts for the deck, and you show a concrete foundation? And then you show that your sunroom structure being built on top of that. Now, are those deck posts and the concrete foundations, are those existing, or are you going to rebuild those?

Mr. Foti

Well there's an existing concrete pad that goes under the deck. The deck boards that are existing, as mentioned earlier, when we cut back that one side, we'll be removing the deck boards. We will be digging, three new pier footings that will be separated and equal length one on each corner. one in the middle that are going to be fourteen inches in diameter thirty-six inches below grade or three foot and then with a simpson

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anchor on top of that footing with the post sitting on top of that.

So we will cut in the concrete pad to install those three footings have those inspected, and then poured.

Ben Matlack

Okay, and that'll be 4500 psi concrete?

Mr. Foti

Yes, sir. Yes.

Ben Matlack

Alright.

Matthew Wieliczko

Mr. Matlack, did you have any questions for the applicant with regard to the overhang issue or the dimensions of the proposed setback existing and proposed?

Ben Matlack

I don't think so. I think we covered it pretty well. I just want to clarify one more time. So it looks like right now, in the way it exists today. The existing deck is right up to the property line.

Is that right?

Mr. Foti

It does, it holds off, it's kind of it's as you get from the house, it's right up against the adjoining line and kind of goes down on an angle of about, I want to say it's like ten inches off the property line at its furthest point on the rear end of the property line.

Ben Matlack

Okay.

Mr. Foti

So when we're, when we complete it'll be completely one foot, one foot eleven inches off the property line once we are done with the deck foundation.

Ben Matlack

Okay, so you're actually improving the setback, even though you're still going to be in violation of this setback. According to the ordinance, it will be an improvement from what is there today.

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Matthew Wieliczko Great, great, and at this point, Ms. Horton, or Mr. Tody or Mr. Foti excuse me. Do you have anything else you'd like to add in support of your application this evening?

Ms. Janice Horton No.

Mr. Foti I have nothing further. Thank you!

Matthew Wieliczko Great. We'll come back to you To the extent that there's questions from the board or the public. Madam Chair, at this point, if you wanted to go to the board members, for any questions, the applicant or of our professional, this would be a good time.

Madam Chair Okay. Do any other board members have any questions concerning this matter, is it the applicant, or Mr. Foti? Do you have any questions?

Mr. Coleman No!

Madam Chair No, Okay.

Matthew Wieliczko All right. So at this point, it appears he don't have questions, and certainly board members. If you do have questions after this, then certainly just let the board chair know.

Madam Chair I have, I have one little bit of a concern is, you know, it seems so tight against the party line. And if we do approve the application, and there is an inspection or anything like this, and it is not correct. You know, what happens then? Do you feel comfortable with what is it one foot eleven instead of two?

Mr. Foti Yes. I'm very confident of that. And I could think that if during inspection, I know there'll be several inspections throughout the project that the liability is on us that if

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it's, you know, two foot and it's a one inch more, something may have to be removed.

Madam Chair

And you would be responsible for removing everything?

Mr. Foti

One hundred percent.

Madam Chair

Okay! Any questions from the board still?

(In Audible)

No!

Madam Chair

No, Mr. Matlack?

Ben Matlack

I have nothing else.

Madam Chair

Nothing else, okay!

Matthew Wieliczko

Madam Chair, we would then open the application up to the public for comments.

Madam Chair

Do we have any public comment?

Matthew Wieliczko

So in this instance, Ms. Frank, I know that we have a number of participants, do they have to raise their hand for you or, how do they indicate that they want to speak or can they just unmute themselves and speak? I know there's a, there's a raise hand button. So for the members that are in the waiting room to the extent that you'd like to speak on this application, you can see that you hit the participant icon?

Madam Secretary

Right!

Matthew Wieliczko

So when you open, it says raise hand.

Madam Secretary

Right. So if they were to raise their hand, I can unmute them.

Matthew Wieliczko

Great. So let's take it one step at a time, any members of the public that would like to be heard on this

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application that are in the waiting room, can you please click on the raise hand icon to let us know that you'd like to be heard on this application? In addition, we do have one phone number that's in the waiting room that is not going to be able to click on that icon. So perhaps we could unmute them as well, just to see if they want to be heard on this application. Ms. Frank, can you see that application?

Madam Secretary

Yes!

IT James

We have Pat Lindsay Harvey

Pat Lindsay Harvey

No, I did have a comment. I have a public comment, but not on this application.

Madam Chair

Go ahead. Go ahead, Pat.

Pat Lindsay Harvey

Okay, um, I guess. It's not on this application.

Matthew Wieliczko

Let's not do it right now.

Madam Chair

Okay! Let's not do it right now?

Matthew Wieliczko

Let us not do it right now. Who is the 609-456-2839?

Madam Secretary

James can you unmute that?

IT James

They have to unmute themselves.

Matthew Wieliczko

Okay, so we're on the line listening and it's 609-456-2839. You have the ability to unmute yourself. Again, the phone number 609-456-2839. You have the ability to unmute yourself. If you'd like to be heard on this application now, please unmute. Alright, going once, going twice. Alright. So at this point, Madam Chair, there are no members from the public that have requested to be heard on this application. Unless there's, there's no other questions from the

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board member. I could give you a summary of the application and the necessary motion.

Madam Chair

Okay. Any questions still from the board or anything?

Matthew Wieliczko

Great. This is an application at the address 16 Rambler Court, block 902 lot 86. It's instructive three season sunroom on an existing deck with the proposed instruction of two additional walls. The proposed sunroom is going to be nine feet by nine inches by eleven feet, eight feet high consistent with the applicant submitted Exhibit A-2 and also consistent with the marked up survey that was provided Exhibit A-1. The applicant is provided testimony with regard to the nature of the use of the sunroom as details a condition of approval but it would not be used as an additional kitchen, it will not be used as an additional bedroom. The applicants also agreed as a condition of approval to up update and supplement the elevations and construction plans. Noting the means of drainage including the downspouts and the gutters. The applicants also agreed as a condition of approval with the construction of the puddings as detailed with ordered psi concrete. The applicant also agrees with conditions of approval, that there'd be no adverse impact on any of its adjoining property owners who've been not looking at any adverse drainage on their own property or her own property or any of the adjoining properties, and that is the application. The currently existing on site, there's a deck that's about one foot from the southern side property line, the applicant improved that vision for the side yard variance to be one foot eleven inches actually increasing or making that side back side yard setback better and that so (in audible). Madam, Chair, you should ask for a motion to approve or deny the application and we'll go from there.

Madam Chair

Okay.

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IT James Hand raised, we have Ms. Sarah Hollings.

Matthew Wieliczko We have a member of the public.
Okay.

IT James Ms. Sarah Hollings.

Matthew Wieliczko Okay! So, Madam Chair, if we could go back to public session I know.

Ms. Sarah Hollings My hand is raised for or public comment not for this item.

Madam Chair Okay, so we'll have to wait. Okay. So can we proceed with the application?

Matthew Wieliczko Proceed with a motion to approve or deny.

Madam Chair Okay. Could I have a motion to have the application approve or deny please?

Mr. Stinson I so moved to approve the application.

Madam Chair Okay.

Matthew Wieliczko That's a motion by Mr. Stinson to approve.

Madam Chair Yes!

Matthew Wieliczko Great!

Madam Chair May I have a second?

Mr. Coleman I have a second.

Matthew Wieliczko Mr. Coleman verbalize. I saw Mrs. Stephenson raise her hand, but and we couldn't hear you on the record Mr. Stephenson, but we did hear Mr. Coleman. So we have him down as the second. And now at this point, all

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board members, I'm going to ask you to unmute yourself so we can hear your voice voices. I appreciate your muting yourself during the meeting when we weren't talking, but at this point now, if we could go through, I'm going to pull the members on their vote. This is a motion to approve the application, so yes. Mrs. Johnson? Yes. Mr. Stinson? Yes. Mrs. Wilma Stephenson? Yes, and enjoy it.

Ms. Janice Horton

Thank you,

Matthew Wieliczko

Ms. Sandra Coleman? Yes.
Mr. Darold Coleman? Yes.
And Chair Josselyne Jackson? Yes.

Madam Chair

I'm also very envious of you getting a sunroom to tell you the truth. Enjoy it fully!

Ms. Janice Horton

Thank you so very much.

Madam Chair

The mosquitoes bite me just think about me and everybody else who do not have a sunroom.

Matthew Wieliczko

At this point we will come knocking at your door. Great. So at this point, that application has been adjudicated. We've gone through that, at this point, Madam Chair, if we could go to a public comment?

PUBLIC COMMENT

Madam Chair

Yes, please. So anyone that wanted to speak before could you please raise your hand.

IT James

We have Pat Lindsay Harvey.

Matthew Wieliczko

We know that have Ms. Pat Lindsay Harvey, we also know that we have Ms. Sarah Holly. So yes, we might have more but, let's start with them in order.

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Ms. Lindsay Harvey, how are you?

Pat Lindsay Harvey

I'm well, thank you. Pat Lindsay 12 Headley Lane. I'm rather offended and appalled about..

Matthew Wieliczko

Before we start, before we start, I have to swear you in.

Pat Lindsay Harvey

Oh, okay.

Matthew Wieliczko

Do you swear and affirmed the testimony that you give will be the truth?

Pat Lindsay Harvey

Yes.

Matthew Wieliczko

Great.

Pat Lindsay Harvey

Okay. I'm appalled and offended about the submission of a proposal regarding the Grand Marketplace.

Matthew Wieliczko

And just before you go any further, that application isn't before us.

Pat Lindsay Harvey

Yes, I know.

Matthew Wieliczko

But you can't address the substance of the application. The applicant isn't here to speak to any issues or comments on that. The applicants counsel was here and has left the meeting. So with regard to the merits or the substance of the application, make your comments, but I'm going to ask the board to refrain from making any comments with regard to the substance of the application. We cannot prejudge the application. We don't have any proofs in front of us and it has been placed in front of us yet.

Pat Lindsay Harvey

Okay. Can I make my comment about it?

Matthew Wieliczko

Yes, ma'am.

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Pat Lindsay Harvey

My comments about it. Okay. Um, I hope when this does come before the before the zoning board that you deny any variance or waivers, this is going to be a deterrent to the babies who are being in that school.

Matthew Wieliczko

I'm now going to ask because it isn't on our agenda. And we need to preserve and insulate the process. I'm going to ask that you refrain from making comments with regard to the substance of the application and any positive or negative impact it could have. The application is not on our agenda. We have not given notice to the applicant that anyone would probably be addressing it, and I have to insulate the process. I have to ensure that everyone's rights are protected, whether someone's in favor of the application or not. So I gracefully apologize but, I can't let you speak to the substance of an application that's not before us. Without notice to the applicant that comments were going to be made by public with regard to the application to our board members that have not considered the application at this point.

Pat Lindsay Harvey

Okay, so then I'll just say that I hope you don't approve it.

Matthew Wieliczko

Okay.

Pat Lindsay Harvey

I hope you do not give them any waivers or any variances.

Matthew Wieliczko

Thank you. I appreciate your patience, and I appreciate your comments. Next we have, I believe, Ms. Holly. Good evening, Ms. Holly, how are you? Oh, you have to unmute yourself.

Ms. Holly

I am, well, how's everyone tonight?

Madam Chair

Hi Sarah!

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Ms. Holly So, I understand what you're saying Matthew about not being able to speak to this issue, but my concern has to do with the (audible)

Ms. Holly Wait, wait, wait!

Matthew Wieliczko I have to get your address and I have to swear you in.

Ms. Holly Okay. I live at 9 Tioga Lane, Willingboro N.J, 08046

Matthew Wieliczko Do you raise your hand? Do you swear and affirm the testimony you give this evening with be the truth?

Ms. Holly I do.

Matthew Wieliczko Great. Go ahead, Ms. Holly.

Ms. Holly Okay. So I understand that I cannot speak to the specifics of the pending application before the zoning board but, I do have three questions, and I'll come back next month with whatever else I need to say. My first question has to do with whether or not all the parents with children at JC Stewart, Early Childhood Center, whether or not all those parents have been notified? That's my first question. My second question is whether or not all the seniors at the Campbell Center has been notified, as well as all the residents surrounding the area? Just the notification and I'll say whatever else I need to say next month.

Matthew Wieliczko Thank you, I appreciate it. I can just procedurally without regarding the substance of the application detail that the applicant had, in fact, provided required notice the two hundred foot notice of publication and also at published in the newspaper. Now, whether the Campbell Center was in that two hundred foot list, I don't know. I don't know, the schools was in two hundred foot list and I don't know if this school got notice if the school then notified all of the parents, I

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don't know that either. And I with regard to the residents, they're only required to give notice within the two hundred foot that's the mailed notice. They also have to publish notice in the newspaper?

Ms. Holly

So let me ask this question. So you're saying that the school district has to incurred they that the cost to notify all the parents within the building?

Matthew Wieliczko

(Audible) Whether the parents, how that works out the municipal land use law only requires an applicant to give notice to property owners within two hundred feet, and they complied with that, that that obligation of the municipal land use law? What the, if the school is within two hundred feet of this parcel?

Ms. Holly

Yes it is.

Matthew Wieliczko

Then what the school district or the owner of that property does with it, we don't know. But the applicant itself, for purposes of coming before us is not required to give notice under the municipal land use law. And I don't make that up. That's the law in the state of New Jersey is not required to give notice to the parents of students of a school within two hundred feet. Whether that's the obligation of the district or the expense. I can't speak to that issue. I know it is not the answer that you were looking to hear.

Ms. Holly

No it's not. But thank you. I'll be back next month.

Matthew Wieliczko

Alright.

Madam Chair

Alright, Sarah.

Madam Secretary

Matt, we have Gary Johnson who raised his hand.

Matthew Wieliczko

Great. Good evening, Mr. Johnson. Well, you

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Mr. Gary Johnson I'm fine. This is Gary Johnson. 54 Gramercy Lane.

Matthew Wieliczko Good evening. Mr. Johnson. Can you raise your right hand?
And do you swear, affirm the testimony you give this evening to be the truth?

Mr. Gary Johnson I do.

Matthew Wieliczko Great. Great.

Mr. Gary Johnson Okay, I will start by saying that I also will be one of those opposing that forget to use on Route 130. But I have another issue I would like to present and that concern.

Matthew Wieliczko Is it an agenda item this evening?

Mr. Gary Johnson It is not, this is public comment, correct?

Matthew Wieliczko Yes.

Mr. Gary Johnson Okay. There is a religious institution on Beverly Rancocas Road. I believe it's known as Cathedral of Love. Years ago, I don't know how many years but it's been a while ago, they came to the zoning board to ask for temporal usage of two trailers on their property. It was meant to be temporary, and after a set time, they were supposed to be removed. They never were, they ignored everything until finally we caught up and realized they had the zoning board realize they hadn't removed the trailers until they came before us again and cried pity and asked for an extension. We gave him an extension. They ignored that they just went on their merry way figure and we forget the thing and it go on. I think they've done that at least twice. Where they asked us and we have granted them permission to continue on. We forget about it, they ignore it, and those trailers are still there is this zoning board in the

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Township of Willingboro ever going to enforce the ordinances that we've had regarding those trailers?

Matthew Wieliczko

Well, in that regard, I'm going to ask the board to refrain from making any comment and Mr. Johnson, you know, because used to be a member of the zoning board that the zoning board is not an enforcement agency. We are a quasi-judicial board that makes decisions on applications that come before us. In that regard, we do have a code enforcement officer. He testified in my recollection, (audible) Cathedral of Love with regard to those trailers to the extent that you as a member of the public want to refer the matter to the zoning officer for compliance, with the ability, to the Cathedral of Love, just like they did before with regards to noncompliance. Before me right now, I don't have the resolution of approval. I don't know the dates by which they missed the first one, and they came back for an additional extension. If at this point, they're past that time, then they're in violation of the ordinance and they can be cited tomorrow with a citation to be issued to them. So I will ask Ms. Frank, our board secretary, as a courtesy to you as a tax payer in this town. I will ask her to relay to our zoning enforcement officer that a concern was raised during public session of the meeting with regard to compliance with a prior zoning board resolution concerning the removal of the trailers and asked Mr. Evans to look into it to do what is necessary in this in this town?

Madam Secretary

Yes, sir.

Mr. Gary Johnson

Thank you. It's good to see you again.

Matthew Wieliczko

Good to see you as well. Mr. Thomas, we're going to get to you, I promise.

Madam Secretary

So next, we have Carl Turner.

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Carl Turner Yes. Good evening. Can you hear me?

Matthew Wieliczko Yes, Mr. Turner good evening,

Mr. Carl Turner Carl Turner at 86 Earnshaw Lane. Are you going to swear me in?

Matthew Wieliczko Yes, I was writing down your address. Do you swear affirm the testimony you give this evening to be the truth.

Mr. Carl Turner Yes I do.

Matthew Wieliczko Great. Thank you.

Mr. Carl Turner I just have a comment. The 130 Carter is a gateway to Willingboro which is I consider like a window to looking into Willingboro, and I would just ask that the board consider that when they're looking at whatever they're going to do. Thank you.

Matthew Wieliczko Thank you, Mr. Turner.

Madam Chair Anybody else?

Madam Secretary We have Mr. Thomas.

Mr. Thomas Hello. Can you hear me?

Madam Chair Yes, Mr. Thomas.

Mr. Thomas I like to just say that I'm seeing some faces here, I haven't seen in a while. Is it? Good to see everybody. I hope everybody's staying safe. Also, Thomas,

Matthew Wieliczko Hold on, I got to get your full name. I got to get your dress. So Mr. Thomas can I have your full name?

Mr. Thomas Thomas Floyd 8 Buckingham Drive Willingboro, N.J.

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Matthew Wieliczko

Sir, good evening I see your hand is raised. Do you swear and affirmed testimony you given this evening will be the truth.

Mr. Thomas

Yes.

Matthew Wieliczko

Go ahead, Mr. Floyd.

Mr. Floyd

So the applicant, I like to say congratulations and enjoy it. I used to have a place out in my backyard that I used to lay back and relax and have a great time, but I'm gotten a little older, so I had to take it down, and the kids wouldn't take care of it. But I'm about this here. I hope that when we meet next month, that the public will get some blueprints, because I'm sitting here with about six of my neighbors that they all excited about this, because some of them have went over there. I think maybe three weeks ago, a month ago saw trailers parked in there. So I'm sitting here with a bunch of my neighbors. We was hoping to get into what was going on with a little disappointing that that's not happening tonight. But we would like to see some blueprints when we print out the stuff so we can have a little time that sit around and figure this out. But I can tell you right now, it's not a fit for Willingboro.

Matthew Wieliczko

Alright, hold on. Let's not talk about the substance.

Mr. Thomas

I don't want to say any more. I'll save it all for next month.

Madam Chair

Alright Floyd!

Matthew Wieliczko

Can I just address the substance of some of the questions that you're asking in this time of the COVID pandemic and with the (audible) being closed and everything else? Mr. Floyd, you have access to our

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board secretary by email, Ms. Frank? Have you been able to email her?

Mr. Floyd

I don't have an email. But we printed out the information that you had on the site today and we were looking at all but we didn't see any blueprints at all.

Matthew Wieliczko

Okay, so the one of the reasons that they, we're going to make sure that they're up there. So you have to be able to get access to them. If you can't get access to the electronic copies, you're entitled to hard copies. Hard copies can be made, they can be made available to you, or drop off at the police station or the equal location, to protect everybody safety. But I would encourage you to communicate directly with our board secretary. Her email, Ms. Frank, her emails is on the website, contact her for what it is that you want, how you want it, where you want it, and she will coordinate both with my office and the applicant's attorney to make sure that when there is a hearing informed and that you have everything that you're entitled to see before that application.

Mr. Thomas

Very good. Thank you so much. I appreciate that. Thank you.

Madam Secretary

Alright, Matt, we have another hand raised. Martin Nock.

Mr. Martin Nock

Alright, can you hear me?

Madam Chair

Yes, Martin.

Matthew Wieliczko

Yes. Good evening.

Mr. Martin Nock

Good evening. Do you want to swear me in?

Matthew Wieliczko

I do sir, could you just for the meeting minutes. Can I have your address please?

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Mr. Martin Nock

18 Windsor Lane

Matthew Wieliczko

Great, Sir do you swear affirm the testimony you give this evening will be the truth?

Mr. Martin Nock

Yes.

Matthew Wieliczko

Go ahead, sir

Mr. Martin Nock

Fine. Thank you. Thank you, Matthew. Good to see you. Good to see everybody, again. As you guys are aware, I was the mayor when last year and Deputy Mayor prior when the trucking thing came up, I'm not going to talk to the substance because I do understand that process. But when I don't understand and Matt, maybe you can explain to me, and maybe everybody else is how did this, how does proposal get to the point of zoning board before went to the planning board, or even entertaining it for the next meeting? Because the lot and the building is not separate anything. I'm not talking to the substance of the proposal, I'm talking to technical terms here. The lot and the building is directly correlated to in terms of how many parking spaces the building to traffic in the building, everything else. And I was just curious is because doesn't it normally would go to a planning board is being planned for something else?

Matthew Wieliczko

Alright, and the reason that the application has come before the zoning board is because the zoning board is the only board that has the jurisdiction to grant a use variance. And this is the application seeks a conditional use variance without getting into the substance of the application. The particular use proposed is permitted in this zone if it meets certain conditions, and the applicant has requested a conditional use variance. The only entity that has the jurisdiction and authority to grant that is the zoning board, and that is why the matter has come before the zoning board.

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Mr. Martin Nock

And I want to add to someone brought up within the 200 feet. But there's the other side, there is the bank over there. There's the businesses from my guest Popeye's on down. All of those business over that at two hundred feet from the edge of the property and has anything come to the zoning board and reference to their positions on this? Campbell clearly is there, the school is clearly there. I've been through this already once. But of I think even from the, what is it call it from Popeye's on and maybe the building next to it, Urgent Care.

Matthew Wieliczko

Without regard to naming all the properties I can tell you that the applicant received from the tax assessor in town and identification of all properties that are within two hundred feet of all perimeter locations of this parcel. All the way around, and then noticed gave them written notice, by certified mail and regular mail of the nature of the application. So that's, I don't know, you know better than I, but I have the ability right now to go through that list articulate but that's the only way we get jurisdiction, they have to provide us with proof of publication. And they have to provide us with proof of the two hundred foot list. They make it they make the request for the two hundred foot list. This is a matter of procedure without regard to this application in every instance. They make a request from the tax assessor for identification of all properties within two hundred feet and then that's who they notice and then we don't put them on the agenda or detail for them. They can be heard until we have proof of that publication and proof of that two hundred foot notice.

Mr. Martin Nock

And that two hundred feet extends across 130 and two Edgewater Park also correct?

Matthew Wieliczko

I don't know where it extends, but I can tell you if the two hundred foot extends beyond the border of our

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town, that that isn't that they have to also notice two hundred feet, even if it's not within.

Mr. Martin Nock

Okay, all right. I thank you for your time.

Madam Chair

Thank you Martin.

Matthew Wieliczko

Next we have Sharon Anderson, who has raised her hand.

Matthew Wieliczko

Yeah, great I got to get a new pad.

Matthew Wieliczko

Good evening, Mrs. Anderson. How are you?

Sharon Anderson

Fine. Thank you.

Matthew Wieliczko

Good. I have your address, ma'am?

Sharon Anderson

7 Belhurst Lane

Matthew Wieliczko

Could you raise your right here? Do you swear the testimony you give this evening will be the truth?

Sharon Anderson

Yes. Thank you.

Matthew Wieliczko

Go ahead. Ms. Anderson,

Sharon Anderson

I want to thank you for confirming for us that we'll have copies of plans for the proposed project coming in next month. The plans are not up there. Is it possible for us to see copies of what the applicant submitted their application? I see only the CMU letter.

Matthew Wieliczko

You can able to see everything.

Sharon Anderson

Okay,

Matthew Wieliczko

The notice for this meeting, and let me pull it out the zoom notice for this meeting? I think it might be helpful, bear with me.

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Sharon Anderson

Yeah, I looked for it, and I didn't see anything written from the applicant. And I wasn't looking properly.

Matthew Wieliczko

Yeah, well, it could be but the notice the zoom notice for this meeting that's published, and I think is posted on the website is also details that the how individuals are able to access this call the zoom details, and also are provided with details on how to access any and all application materials. So sitting here today, and I'm not going to ask Ms. Frank to, to go through it now. But the materials should be posted so that you can access them electronically. And to the extent that you don't have access electronically, that you make the request to our board secretary, and you should be able to receive everything that is on file in support, which include the actual application, all the plans and everything else.

Sharon Anderson

I would just appreciate that somebody checks that that actually does go up. Our website is not particularly fast or complete. So to the extent that we can have at least fourteen days before the next meeting to look at everything that they've submitted, I think that would be good. And if it could be submitted in components, not the whole thing, that would be great, too. One other comment about what's posted, what was posted for people to sign in, was a PDF of the zoom link. If there is any way to publish the zoom link itself, because I think there are some people and myself up in front of it, they have a hard time reading that legal, legal notice to type in the numbers and the letters for the zoom meeting.

Matthew Wieliczko

So there was you weren't able to actually click on the zoom link and it go right to the meeting?

Sharon Anderson

Nope.

Matthew Wieliczko

Did you ever click on a PDF, notice the PDF notice had the zoom details, you didn't have to cut and paste the zoom details and paste that in so you can log in?

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Sharon Anderson

Couldn't cut and paste, I had to type it in.

Matthew Wieliczko

Well, it's good for all but I can tell you that this is a process right earlier that we're convening this meeting consistent with the New Jersey Department of Consumer Affairs guidelines. That's what it is. That's what we're doing, and everybody do the best that they can with, with the new technology. So this is all good information. I can tell you that. We're in close communication with our board secretary a lot.

Sharon Anderson

Yeah, I understand. I am not complaining about this meeting. I thought you did a fabulous job. I think you know, I have been on first time meeting. And they, I think this is the smoothest week first meeting I've ever been to. So this is not a complaint. This is a request. I do have one other procedural question. You may tell me that it's too much to the substance. Does the zoning board have the room to tell an applicant to go back to planning board?

Matthew Wieliczko

In this instance, there's the jurisdictional nature of this application, we don't have the discretion we're a quasi-judicial board consistent with the municipal land use law. We make decisions occasions that are put before us. And this applications fall before us. We have jurisdiction, we don't have the discretion there's the planning board doesn't have discretion over this particular application. As far as I'm aware of that it comes to the zoning board, we make decisions on the application.

Sharon Anderson

I will tell I was reading it, I thought, as I read the board, the background that I could find was that we could look at how the property fit into master plan, and so that's why I asked this is procedurally how it fits in master plan would be important.

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Matthew Wieliczko One of the one of the things that you should see that will be posted is that the board professionals without regard to the substance the board professionals have reviewed had issued an initial review letter.

Sharon Anderson Yeah,

Matthew Wieliczko one of the board members, they're going to issue a subsequent review letter and you should have access to that review letter as well. I don't know if that was part of materials as well. Did you see that letter?

Sharon Anderson The letter is all I saw.

Matthew Wieliczko The CME review letter. Okay, so we pulled that okay. So you can see there was referencing that letter, I believe to the master plan and everything else. So you can see that that letter was issued by CME was issued by Mr. Matlack engineer, but also by Chris Dochney, who is your planner.

Sharon Anderson Yeap.

Matthew Wieliczko Testify with regard to those issues.

Sharon Anderson Okay. Thank you. Great.

Matthew Wieliczko Ms. Frank, I could see you talk about your muted.

Madam Secretary We have Mrs. Stephenson I saw her hand raised.

Mrs. Wilma Stephenson Oh, no.

Madam Secretary Okay.

Mrs. Wilma Stephenson Sorry. I am sorry

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Madam Secretary No problem. All right.

Matthew Wieliczko All right. Any other members of the public that would like to be heard this evening, ah Ms. Frank?

Madam Secretary Ah, I don't see any more at this time.

Matthew Wieliczko Okay, (audible)

IT James It looks like there's one, ah Regina.

Sade I am sorry, I came in late. My name is Shadi, but I'm under Regina.

Matthew Wieliczko Okay, so just bear with me. Can I have your full name so I can write it down and your address please?

Sade Sade Osuji , 10 Niagara Lane

Matthew Wieliczko Can you raise your right hand, and you swear affirm the testimony you give this evening will be the truth?

Sade Yes.

Matthew Wieliczko Go ahead.

Sade I just have a question regarding when the next meeting is and how we can find the zoom information.

Matthew Wieliczko The next meeting is November 10th, and the zoom information should be it's going to be published on the website, should be listed on the website. It isn't up there yet. But it will be and it should have the zoom details that you're able to click on to come to the meeting.

Sade What do you know when it would be posted around in November?

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once. We had to do with three people at a time. Before Ms. Frank did the test run with you. She did it separately with each of the professionals and the applicant. So we did all that piece of it. It's a real heavy lift. So I think she did a great job. I greatly appreciate it and, I appreciate everyone's patience and, just sticktuitiveness.

Madam Chair

I do want to thank everybody for being available tonight and for being patient. And I think this has been a very good meeting tonight being the first time on zoom. I think we have done very well. So I want to thank everyone for being available and being so patient. Thank you. So could we have a second for adjournment?

Mrs. Johnson

We did.

Madam Chair

Who was the second?

(Audible)

Darold Coleman

Madam Chair

Alright. Okay, alright.

Matthew Wieliczko

Thank you, everyone.

Meeting adjourned at 9:00 PM Good night.

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