

Minutes of the
ZONING HEARING BOARD
Regular Meeting
April 5, 2018

ATTENDANCE: Present: Joanne Redding, Chairperson
Albert Champion, Vice Chairperson
Barbara M. Kirk, Solicitor
Ronald Gans, Township Engineer
Michael Brill, Member

Absent: Angeline Domanico, Secretary
George Seymour, Member

ITEM 1 Meeting opened at 7:00 P.M. with the Pledge of Allegiance

ITEM 2 Introductions of Board Members and Statement of Rules and Procedures by the Solicitor.

ITEM 3 Approval of March 1, 2018 Minutes

ITEM 4 **Hearing for Nikolaos and Amalia Haralambous**
Appeal #2018-608
Location: 6405 Brandywine Ct
Tax Parcel: 02-091-179
Request: Variance for setbacks for deck and impervious surface covers on property.

DISCUSSION The following are exhibits of the application;

- A-1 Application & accompanying documents
- A-2 Certificate of Service
- B-1 ZHB letter of hearing to Applicant/applicant's attorney
- B-2 Proof of publication
- B-3 Original Proof of posting
- B-4 Amended Proof of posting

Konstantinos and Amalia Haralambous are sworn in. Mr. Haralambous explains they are requesting a variance for their deck in the backyard. It's already existing and is eight years old.

A complaint was issued to the Township and when Township came out to inspect, a violation was issued for the backyard. There are pavers around the deck, which caused the impervious surface issue. The ordinance is 60% and the property currently has 69%. The yard is very swampy. The Board asked if permits were gotten at time of construction. The Applicant states they did not. The house was bought in 1986. The picket fence is their property. The Board recommends possibly removing some pavers. The Applicant states all the neighbors have swampy yards as well. There is dirt underneath the deck.

The audience is asked if anyone is for or against this application. James Fratanduono is sworn in. His mother is a neighbor of this application and resides at 6401 Brandywine Court. He explains and shows picture of the yard, which is on a slope. His mother's outside furniture and patio is covered in mud due to the subject property. He also shows picture of addition, which the Applicant says was built in 1997.

Board suggests adding drainage pipe and recommends asking for a continuance, so they can remove some pavers and have the Township come out to re-inspect. Applicant requests a continuance to next month's hearing.

MOTION Mr. Champion motions for the hearing for Nikolaos and Amalia Haralambous; Appeal #2018-608; Location: 6405 Brandywine Court; Tax Parcel: 02-091-179 be approved continued to May 3rd, 2018, Ms. Redding seconds, all favor.

ITEM 5

Hearing for Corey Cummings

Appeal #2018-609

Location: 2621 Oakley Ave

Tax Parcel: 02-032-156

Request: Variance for front and side yard setbacks to construct roof over deck.

DISCUSSION The following are exhibits of the application;

- A-1 Application & accompanying documents
- A-2 Certificate of Service
- A-3 Photo of proposed roof over deck
- A-4 Photo of A-4
- B-1 ZHB letter of hearing to Applicant/applicant's attorney
- B-2 Proof of publication
- B-3 Original Proof of posting
- B-4 Amended Proof of posting

Applicant states in 2012 he put in application to have his deck built and it was approved.

The deck is 30 feet by 10 feet. He would now like to put roof over the deck. Applicant requests to submit picture of proposed covered deck. The Solicitor marks this as Exhibit A-3. Picture of current deck is marked as Exhibit A-4. The house was built not meeting the setback requirements. The roof will cover the full existing deck. There will be an overhang for the gutter. The house is 5 feet by 4 inches from the property line.

The audience is asked if anyone is for or against this application. No one is present.

MOTION Mr. Champion motions for the hearing for Corey Cummings; Appeal #2018-609; Location: 2621 Oakley Ave; Tax Parcel #02-032-156 be approved, Ms. Redding seconds, and all favor..

VOTE

Ayes:	Mr. Champion, Ms. Redding, Mr. Brill
Nays:	None
Abstain:	None
Absent:	None

MOTION CARRIED **3-0**

ITEM 6 **Hearing for John Oneill, Jr.**
Appeal #2018-610
Location: 538 Edgewood Ave
Tax Parcel: 02-023-199
Request: Variance for front and side yard setbacks for addition.

DISCUSSION The following are exhibits of application;

- A-1 Application & accompanying documents
- A-2 Certificate of Service
- B-1 ZHB letter of hearing to Applicant/applicant's attorney
- B-2 Proof of publication
- B-3 Original Proof of posting
- B-4 Amended Proof of posting

John Oneill, Jr is sworn in. Applicant is requesting to add addition to his property in Torresdale Manor. The current porch and the back addition is currently impervious. The front porch and side addition is going over existing hardscape. The porch is 8 feet now and the proposed porch is 15 feet. Applicant states the other houses on the street have porches on front, as well. The property is a triple lot and a corner property. The green area goes to State Road. The property is one parcel. The steps on the plan is only to go into the basement. Applicant states the house is currently two bedrooms and a half bedroom. The would like to add an

additional bedroom upstairs and one downstairs. Applicant purchased the property about two years ago. The audience is asked for or against this application. No one is present. Mike motions to close, al seconds. Mike motions to approve, al seconds, all favor.

MOTION Mr. Brill motion to close testimony, Mr. Champion seconds, and all favor. Mr. Brill motions for the hearing for John Oneill, Jr.; Appeal #2018-610; Location: 538 Edgewood Ave; Tax Parcel: 02-023-199 be approved, Mr. Champion seconds, and all favor.

VOTE

Ayes:	Mr. Champion, Ms. Redding, Mr. Brill
Nays:	None
Abstain:	None
Absent:	None

MOTION CARRIED 3-0

ITEM 7 **Hearing for Tom Watson**
Appeal #2018-611
Location: 3611 Hulmeville Rd
Tax Parcel: 02-040-025-001
Request: Variances to construct addition to Service Station.

DISCUSSION The following are exhibits of application;

- A-1 Application & accompanying documents
- A-2 Certificate of Service
- B-1 ZHB letter of hearing to Applicant/applicant's attorney
- B-2 Proof of publication
- B-3 Original Proof of posting
- B-4 Amended Proof of posting

Thomas Watson is sworn in. John Teets is sworn in. Applicant states he is requesting to revert an obsolete service station with gas pumps to a convenience store with gas pumps. The plans meet parking requirements. The front yard is smaller due to location of addition. There will be 13 parking spaces plus one disabled space. Applicant plans to re-stripe the existing spots. The side setback is the result of the addition. Applicant states he will add landscaping along park Ave, which will result in about 100 square feet additional impervious space. There is a 7-11 store next door. The existing impervious surface coverage for the building is 76.9 % and the Applicant is requesting to go up to 81.2% impervious surface. There are 4 double sided gas pumps, which is 8 total pumps. These already exist. The store will have 2 bathrooms, which are

already existing, so no plumbing is necessary. The audience is asked if anyone is for or against this application.

MOTION Mr. Brill motion to close testimony, Mr. Champion seconds, and all favor. Mr. Brill motions for the hearing for Tom Watson; Appeal #2018-611; Location: 3611 Hulmeville Rd; Tax Parcel: 02-040-025-001 be approved with condition of adding 100 feet of greenery, Mr. Champion seconds, and all favor.

VOTE

Ayes:	Mr. Champion, Ms. Redding, Mr. Brill
Nays:	None
Abstain:	None
Absent:	None

MOTION CARRIED **3-0**

ITEM 8 **Continued hearing for Calatlantic Group, Inc.**
Appeal #2017-561
Location: Somerton Valley Homes
Tax Parcel: All real estate affected by impervious surface coverage
Request: Variance for impervious surface coverage.

DISCUSSION The following are exhibits of application;

- A-1 Continuance request from attorney
- A-2 Application & accompanying documents
- A-3 Amended Application
- A-4 Certificate of Service
- A-5 Continuance request dated 2/28/18
- A-6 Applicant's waiver of 3/1/18
- B-1 ZHB letter of hearing to Applicant/applicant's attorney
- B-2 Proof of publication
- B-3 Proof of posting
- B-4 Township letter 9/14/18
- B-5 Subsequent Proof of posting

This application involves 111 properties. Noel Marlier, Township Solicitor is present. He states there were issues with this application, but the issues have been worked out. The Township does not have objection to application at this time.

Ed Murphy, applicant's attorney is present. He states Somerton Valley Homes involved calculation for requirements for impervious calculations. The calculations were originally based on blocks of lots, not individual lots. The issue was the impervious calculation based on

Certificate of Occupancy. The first 2 phases are complete, and Phase 3 is almost complete. Phase 3 should be complete by this summer. The impervious calculations requirements considers possible additions and/or patios. Each lot is approved for an addition for a 8 by 20 feet deck.

Joseph pettyjohn is sworn in. He is the Project manager on this job. Each lot has an additional 160 square feet impervious per unit. Most houses are complete. Unilateral declaration to be prepared by applicant subject to be recorded for notice of approved ratio for each individual lot impacted by applicant, which will include language for the whole block’s maximum impervious surface. Audience is asked. The audience is asked if anyone is for or against this application. No one is present.

All motions to close, Mike seconds. All motions to approve as amended with condition put on record, Mike seconds, all favor.

MOTION Mr. Champion motions to close testimony, Mr. Brill seconds, and all are in favor. Mr. Champion motions for the hearing for Calatlantic Group, Inc.; Appeal #2017-561; Location: Somerton Valley Homes; Tax Parcel: All real estate affected by impervious surface coverage be approved with a condition as follows:

*Unilateral declaration to be proposed by Applicant subject to Township’s approval to be recorded for Notice of Approved impervious surface ratio for each individual lot impacted by application and which shall include language of maximum impervious ratios for whole blocks as originally approved

Mr. Brill seconds and all are in favor.

VOTE
Ayes: Mr. Champion, Ms. Redding, Mr. Brill
Nays: None
Abstain: None
Absent: None

MOTION CARRIED 3-0

ITEM 9 Continued hearing for Mar Mar Builders, Inc.
Appeal #2018-602
Location: 1186 Byberry Rd
Tax Parcel: 02-074-110
Request: Variances to construct an 8 lot subdivision.

DISCUSSION Mr. Murphy requests continuance to May 3rd, 2018 meeting.

MOTION Ms. Redding motions for the hearing for Mar Mar Builders, Inc.; Appeal #2018-602; Location: 1186 Byberry Rd; Tax Parcel: 02-074-110 be continued to May 3, 2018, Mr. Brill seconds, and all favor.

ITEM 10 **Continued hearing for Patrick Franks**
Appeal #2018-604
Location: 2145 Green Ave
Tax Parcel: 02-039-179
Request: Variance for impervious surface coverage and maximum size for accessory structure.

DISCUSSION Solicitor states the Attorney for applicant sent letter requesting a continuance and will mark letter as Exhibit A-2. The letter is dated March 30th requesting continuance for 30 days as the applicant is working with the Township regarding the lot line change. Applicant also waives all time restraints.

MOTION Mr. Champion motions for the hearing for Patrick Franks; Appeal #2018-604; Location: 2145 Green Ave; Tax Parcel #02-039-179 be continued to May 3, 2018, Mr. Brill seconds, and all are in favor.

ITEM 11 **Hearing for Forman Sign Company**
Appeal #2018-612
Location: 4427 Street Rd
Tax Parcel: 02-008-006
Request: Variance for setback for freestanding sign.

DISCUSSION The following are exhibits of the application;

- A-1 Application & accompanying documents
- A-2 Plan
- A-3 Certificate of Service
- A-4 Photos of Dealership Signs
- B-1 ZHB letter of hearing to Applicant/applicant's attorney
- B-2 Proof of publication
- B-3 Original Proof of posting
- B-4 Amended Proof of posting

Timothy Olsen is sworn in. Albert Sherwood is sworn in. Applicant is requesting a new Volvo sign for the new dealership. The dealership has been there since 1986. There are new setback requirements since the existing signs were built. The old buick showroom will now be

Volvo dealership. The photos of existing Dealership signs is marked as Exhibit A-4. The existing signs are about 30 feet and the proposed sign is 20 feet. The sign will be aligned with other two signs. The Cadillac sign is set back further. All motions to close, all seconds. All motions approve, all seconds, all favor.

The audience is asked if anyone is for or against this application. No one is present.

MOTION Mr. Champion motions to close testimony, Mr. Brill seconds, and all are in favor. Mr. Champion motions for the hearing for Forman Sign Company; Appeal #2018-612; Location: Variance for setback for freestanding sign; Tax Parcel: 02-008-006 be approved, Mr. Seymour seconds, and all favor.

VOTE	Ayes:	Mr. Champion, Ms. Redding, Mr. Brill
	Nays:	None
	Abstain:	None
	Absent:	None

MOTION CARRIED **3-0**

ITEM 12 **CORRESPONDENCE - None.**

ITEM 13 **ADJOURNMENT**

Meeting adjourned at 9:15 P.M.

Court Reporter: Kim Bursner

Respectfully submitted by Danielle Campbell