

**Zoning Board Of Adjustment  
May 13, 2020  
Draft**

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**Meeting: Zoning Board of Adjustment**

**Date: May 13, 2020**

- I. Meeting called to order
- II. Pledge of Allegiance
- III. Open Public Meeting Act

IV. Roll Call

<b>Member</b>	<b>Present</b>	<b>Absent</b>
Chairman John Gee, Jr.	X	
V. Chair Michael Bimmer	X	
Angie Santori	X	
John Zaradnick	X	
Karen Radie	X	
Lu Valentino	X	
Steve Schmidt	X	
Richard Borden, Alt 1	X	
Dawn Sadlowski, Alt 2	X	

**V. New Business:**

1. **12 W Woodcrest Ave.** Block 129.06 Lot 6; C Stride; Z-20-4  
Zone: Residential-1 (R-1) Existing Use: Residential  
Application: "C" Variance to allow rear yard setback of 5' where ordinance requires 12.5' for a proposed detached garage 24' x 28' in size.

Mr. Carl Stride was sworn in by Solicitor Kingsbury.

Mr. Carl Stride testified that he is a lifelong resident of Maple Shade and last year he was looking to Downsize to a smaller house. He purchased the property on W. Woodcrest because he liked the size of the yard and the woods behind it. He did not realize that a swath along the wood line is Township Property. That is why he is seeking the setback Variance.

He would like to replace the existing "Dinky" Garage with a two car garage for parking purposes , mowers, snow blowers etc. He wanted to move the

**Zoning Board Of Adjustment**  
**May 13, 2020**  
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garage further back on the property so that he may pull into the second garage door.

Mr. Schmidt asked how far the distance of the proposed garage would be from the covered deck. The answer was approximately 20 Feet. The New garage would start pending approval approximately 30 inches from the back of the existing garage. Mr. Stride would like to build new garage before demolishing the existing one, for storage purposes.

**Engineer's Report:** Mr. Dennis McNulty

1. Mr. McNulty would like Mr. Stride to offer comments on the height and color of the new structure. Mr. Stride testified that he would like the structure to look like it has been there. It will match the colors of the house and be no taller than the existing house, 15 Feet Maximum to the point of the eve.  
The Blueprints are currently in the construction office. This is a requirement of the Township for the Application.
2. The reason for the Variance needed is the setback requirements so that Mr. Stride has clearance to enter both garage doors.
3. Mr. McNulty would like testimony on the Driveway Extension when the existing garage will be demolished. Mr. Stride said there will be a 30" swath from the rear of the existing to the front of the new garage. This will be filled in with concrete. There are plans in the future to concrete the entire floor of the new garage.
4. Mr. McNulty would like testimony as to how Mr. Stride will handle the run-off from the pole barn roof? Mr. Stride testified that he will have gutters and plantings to control the run-off.  
Chairman Gee asked two questions. 1. Does the property pitch towards the woods or the house? Mr. Stride testified a slight pitch towards the woods, approximately 4 inches. 2. Does the property to the left have a fence? Mr. Stride testified yes. Chairman Gee would like a condition of Approval to be that a swail be installed between the garage and the neighbors fence to eliminate ponding on the

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**May 13, 2020**  
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neighbor's property. His second condition of Approval would be the submission of the Land Survey.

5. Mr. McNulty recommends that a Land Survey be completed and that a grading plan be submitted. Mr. Stride testified that a Survey had been done and he received it too late in the day to submit for the meeting. Mr. John Zarhadnick does not feel that this application requires a grading plan and asked if the Board can waive that requirement. Solicitor Kingsbury said that yes, the Board can waive the grading requirement.

Ms. Lu Valentino asked if there would be a concrete slab in the garage as part of the project? Mr. Stride testified that eventually yes there would be a concrete slab installed.

Chairman Gee Opened the Meeting to the General Public, No Comments,  
Public Portion Closed

Motion to Approve with 2 conditions, Installation of a swail between the New garage and the neighbor's property line, and the submission of the Land Survey was made by Mr. Schmidt, second by Ms. Santori, All Approve

**Old Business:**

Resolutions: Eligible Voters Are: Gee, Bimmer, Valentino, Schmidt, Borden  
And Sadlowski

2020-ZB-06 Use Variance for NJMA 450 S. Fellowship Rd  
Block 173; Lot 4; NJ Martial Arts Z-20-3

Motion to Accept was made by Mr. Schmidt, second by Ms. Valentino,  
All Approve

2020-ZB-05 Use Variance for 608 Greenwood Ave.  
Block 33; Lots 13 & 14 Charles Thomas Z -20-1

Motion to Accept made by Vice Chairman Bimmer, second by  
Ms. Valentino, All Approve

**Minutes:** Motion to Accept made by Vice Chairman Bimmer, second by  
Ms. Radie, All Approve

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**Reports:**

Engineer's: None

Community Development: None

Solicitor's: Notified the Board that The Palace (325 W. Mill Rd.) has filed  
An appeal with The Superior Court for their Denial of their Application.

Motion to Adjourn was made by Mr. Schmidt, second by Mr. Zahradnick,  
All Approve