

Zoning Board Of Adjustment
March 9, 2022
Draft

Meeting: Zoning Board of Adjustment Re-Organization

Date: March 9, 2022

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

Swearing In of Members: Board Attorney Robert Kingsbury did the Honors
John Gee, Jr.
Gregory Taylor
Joanne Mortimer
William Zerega
Laura Walthy
Jermaine Williams

Nominations:

Chairman: John Gee nominated by Mortimer, Second by Zahradnick, All approve

Vice-Chairman: Michael Bimmer nominated by Gee, Second by Valentino,
All Approve

Attorney: Robert Kingsbury nominated by Chairman Gee, Second by Vice
Zahradnick, All Approve

Township Engineer: Remington & Vernick Engineers nominated by Chairman Gee,
Second by Valentino, All Approve

Recording Secretary: Jayne Eastwick nominated by Chairman Gee, Second by
Valentino, All Approve

Environmental Engineer: Environmental Resolutions Inc nominated by Chairman
Gee, Mortimer, All approve

Meeting Dates: Motion to Approve made by Chairman Gee, Second by Bebitch,
All Approve

Newspaper Advertising: Courier Post, Central Record and The Burlington County
Times. Motion to Approve made by Chairman Gee, Second by
Valentino, All Approve

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Chairman Gee commented that he has always known the property as a duplex. One of his fellow Teammates use to live in the upstairs unit. The property predates Township Zoning Code. He stated let's rely on Board solicitor Kingsbury for guidance.

Board Solicitor Kingsbury stated that Zoning Law was established in 1960, and other cases have been heard since then. If the Zoning Board sees fit to adopt a Resolution stating that 12 Anna Ave is considered a Duplex then it will be memorialized as such.

Mrs. Cutry also introduced into evidence a recent Utility Statement showing that 2 separate bills are generated for this property. Board Solicitor Kingsbury stated that unfortunately, that does not prove it to be a duplex.

Board Member Bebitch asked if there were two PSE&G meters? Mrs. Cutry stated yes there are.

Chairman Gee asked for Board Member comments. None

Chairman Gee opened the meeting to the General Public. None
Chairman Gee closed the Public Portion.

Chairman Gee asked if a Board Member would like to make a motion that this property predates Zoning Law, and is considered a Duplex.

Mr. Zahradnick made the motion, second by Ms. Valentino, All Approve

- 2.** Discussion: Review of Proposed Changes and Additions to Township Code: Board Solicitor received the proposed changes just before the meeting and does not feel adequate time was allowed for review.

VII. Old Business:

1. Resolution Z-21-14 215 W Main St- Block 64, Lot 24; H. James Santoro, Inc.

A Motion to accept the Resolution was made by Mr. Zahradnick, second by Ms. Valentino, All Accept

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2. Re-Open 716 E Main St; Block 148 Lots 4 & 5; TND Home Renovations, LLC. Z-21-12

Board Solicitor Kingsbury stated that the Applicant needs to Re-Apply since their Application was formally withdrawn. They will need to Re-Notice and the Application needs to be made by the New Management Company.

3. **Minutes:** December 8, 2021

A Motion to Accept was made by Chairman Gee, second by Mr. Zahradnick, All Approve

4. **Adjourn:**

A Motion to adjourn was made by Ms. Bebitch, Second by Ms. Valentino, All Approve