

**GREEN TOWNSHIP BOARD OF ADJUSTMENT MINUTES**  
**Regular Meeting of October 2, 2014**

**@ 7:06 PM**, Board Chairman, Eugene Bambara **CALLED THE MEETING TO ORDER**, then led members in reciting the **PLEDGE OF ALLEGIANCE** followed immediately by his reading the **OPEN PUBLIC MEETING STATEMENT**.

**ROLL CALL**: The Chairman directed the Board Secretary – Desiree L. Dunn to call the Roll finding Eugene Bambara, Chairman; Louis Tommaso, Vice Chair.; Sharon Mullen; and, Dennis Walker, Alternate #2, in attendance. Also present, Board Attorney Lyn Aaroe.

**MOTION TO EXCUSE ABSENT MEMBERS**: Mathew Fox, Michael Muller, Carmine Torella, and Michael Roller

- Tommaso so moved. Mullen seconded. VOICE VOTE: All members present voted "aye" in the affirmative. No abstentions. No objections. **Motion carried.**

\* The Chairman asked the Board Secretary to include confirmation of attendance when sending the Board members reminders for subsequent meetings and directed her to write a memo to the Township Committee requesting they fill the vacancy on the Board as soon as possible. Mullen & Tommaso indicated they would be away.

**MOTION TO APPROVE MINUTES from September 4, 2014:**

The Board Chairman gave everyone a chance to review the minutes and offer corrections or comments before entertaining a motion to approve. None offered.

- Tommaso so moved. Walker seconded. VOICE VOTE: All eligible members present voted "aye" in the affirmative. No objections. No abstentions. **Motion carried.**

**OATHES OF OFFICE FOR NEW / REAPPOINTED BOARD MEMBERS**: Alternate #1 - None

**RESOLUTIONS**: None

**OLD APPLICATIONS**:

1. #BA 1405: ALLES, Jayne - "c" Variance Request (33 Shore Road)

Update (Correspondence) Received 9-24-14 – The Chairman and Board Attorney discussed how the application has been on the agenda for an untoward amount of time because of concurrent Board of Health review.

- Board Secretary directed to send a letter of dismissal to the applicant. The Chairman entertained a motion for dismissal from the Agenda and require re-noticing when application is ready to move forward.

- Walker so moved. Mullen seconded. ROLL CALL VOTE: Walker – YES; Mullen - YES; Tommaso – YES; and, Bambara – YES. No objections. No abstentions. Motion carried.

#### **NEW APPLICATIONS:**

**1. #BA 1409: RUSSO, Nicole & Michael - "c" Variance Request; BL. (23 Forest Road)**

**a) 45-day COMPLETENESS RE - DETERMINATION (deadline: October 19th) - REVIEW:**

- Revised Variance Map dated 9-17-14, prepared by Pittenger & Keith, Received 9-18-14

- Revised Application Page #6, Received 9-25-14

Discrepancies in old survey map noted and discussed. Front yard setback off Birch Lane should be revised to reflect - proposed 13.4. Prevailing setback discussed as not sufficient to give a better indication of the character of the neighborhood. Suggested approximately 25 feet.

Applicant agreed. New survey map commended. No further comments from the Board. The

**Chairman** discussed the checklist and recalled that they were fine. **He entertained a motion to find the application COMPLETE with waivers identified in minutes of previous meeting and new changes as discussed.**

- Tommaso so moved. Walker seconded. ROLL CALL VOTE: Walker – YES; Mullen - YES; Tommaso – YES; and, Bambara – YES. No objections. No abstentions. Motion carried.

#### **b) PUBLIC HEARING – PRESENTATION & DISCUSSION:**

Applicants asked to describe rationale for deck placement in side yard versus rear yard

Discussion also ensued regarding slopes, wooded nature of adjoining properties, existing

privacy, pergola elevations and flooring. **Chairman** asked the Board Attorney that it be

identified in the Resolution as having paving stones on grade. Type of deck construction

discussed as well as visibility to neighbors. Existing fencing and landscaping discussed.

**Public Comment on the Matter:** @7:41 PM, Chairman noted no one on the audience to offer comments or concerns. Opened and closed the meeting to the Public.

Applicants described how neighbors were very supportive of their project. Chairman noted no

encroachment on septic or well. **Chairman entertained a motion for approval with**

**amendments on the final AS-BUILT, as discussed.**

- Mullen so moved. Tommaso seconded. ROLL CALL VOTE: Walker – YES; Mullen - YES; Tommaso – YES; and, Bambara – YES. No objections. No abstentions. Motion carried.
- The Chairman directed that the Board Secretary write a memo to the Zoning Officer allowing the issuance of permits prior to memorialization of Resolution.
- Dennis so moved. Mullen seconded. ROLL CALL VOTE: Walker – YES; Mullen - YES; Tommaso – YES; and, Bambara – YES. No objections. No abstentions. Motion carried.

#### **OTHER BOARD BUSINESS:**

- Chairman's Report – Planning Board approvals of amendments to Airport Road Industrial development; the Crossed Keys Banquet Hall; and the Yellow Frame building expansion. Doggone Farm update provided and briefly discussed.
- Secretary's Report – Discussed several projects on the horizon.
- Zoning Official's Report - *provided*
- NJ Planner - *provided*

- Other – Board Attorney briefly discussed that the Tranquility General Store would be applying for a use variance due to pending zoning violations for outdoor seating and other practices beyond the original site variance. Described how Zoning Officer had contacted him for suggestions. He recommended the Board may be concerned about parking and deli versus general store. Tommaso asked about possible conflicts. Board Attorney said ongoing business relationships spell clear conflicts of interests. The subject will be brought up when the time comes.

**MOTION TO ADJOURN:**

- @ 8:03 PM, Tommaso so moved. Mullen seconded. VOICE VOTE: All members present voted "aye" in the affirmative. No abstentions. No objections. Motion carried.

Minutes Respectfully Submitted by:

Desiree L. Dunn, Secretary

Planning Board & Board of Adjustment

**\*\*\*APPROVED November 6, 2014**