

MINUTES OF THE ZONING BOARD MEETING FROM

April 20th, 2021

The meeting was called to order by the Chairperson Kevin Burns, Mr. Burns stated the meeting was being held in accordance with the Sunshine Laws of the State of New Jersey, Chapter 145, by Mayor and Council and the Zoning Board for Official Notices. Notice of this meeting was posted on the Borough bulletin board for that purpose.

Present: Kevin Burns, Brian Mulholland, Wayne Partenheimer, Steve Sweet, Frank Troy, William Shanahan,

Absent: Richard Wells, Brittany Bonetti, Bryan Pukenas

Also, Present: Jennifer Johnson, Esquire (Board Solicitor), Melanie Adamson (Borough Engineer), Tavis Karrow (Community Development Director / Zoning Officer).

ZBA#2021-10	410 Kings Highway West	Maureen Lanzi
Representation:	Damien Del Duca, Esquire	
Sworn In:	Maureen Lanzi, Owner / Applicant Thomas B. Wagner, AIA	

The applicant is proposing to build a single-family home on a non-conforming lot. The proposed home would conform to the zone's requirements.

Board Approved – (6-0)

ZBA#2021-12	305 Grove Street	Dean Smith
Representation:	Damien Del Duca, Esquire	
Sworn In:	Dean Smith, Owner / Applicant	

The applicant is proposing to renovate the first floor of the existing dwelling, add a second-floor addition and construct a new detached 2 car garage. The renovation and addition would encroach on the aggregate side yard setback. The applicant is also proposing to replace the existing driveway, the proposed driveway would be encroaching on the 3' minimum side yard setback.

Board Approved – (6-0)

ZBA#2021-13	457 Station Ave	Alex & Melissa Flack
Representation:	Damien Del Duca, Esquire	
Sworn In:	Alex & Melissa Flack, Owner / Applicant John W. Kornick, PE, P.P, Engineer	

The applicant is proposing to install a 225-sf patio at the rear of the property. Due to the current impervious coverage, the applicant is proposing to install a drywell to disperse stormwater runoff.

Board Approved – (6-0)

ZBA#2021-14 **1137 Concord Drive** **Gene & Megan Lepore**
Representation:
Sworn In: Gene & Megan Lepore, Owner / Applicant
 Thomas B. Wagner, Architect

The applicant is proposing to construct an addition with a deck to the rear of the existing property. The applicant is also proposing to convert the existing single car garage into living space.

Board Approved – (6-0)

ZBA#2021-15 **654 Maple Ave** **Sean & Alison Sweeny**
Representation: Damien Del Duca, Esquire
Sworn In: Sean & Alison Sweeny, Owner / Applicant
 Clif Quay, P.E., P.P., Engineer

The applicant is proposing to construct a new single-family home. The proposed home would have a basement that would encroach into the Seasonal High-Water Table. The applicants engineer described how this proposal would not adversely impact the neighborhood.

Board Denied – (3-3)

Resolutions:

- ZBA#2020-30 308 N Haddon Ave (Approved)
- ZBA#2021-05 213 Ardmore Ave (Approved)
- ZBA#2021-06 15 Potter (Approved)
- ZBA#2021-07 111 Centre St (Approved)

Minutes:

- January 2021 (Approved)
- February 2021 (Approved)
- March 2021 (Approved)

ADJOURNMENT:

11:15 pm -Motion to adjourn. All Board members were in favor. Motion carried.
Respectfully Submitted,

Tavis A. Karrow – Zoning Board Secretary