

MINUTES OF MEETING OF MAY 14, 2007

Adequate notice of this meeting was provided by posting notice on the Township bulletin board and by faxing notice to the Star Gazette and New Jersey Herald on Jan. 12, 2007.

ROLL CALL:

Kevin Bailey-present
Dale Durling-present
Max Klein-present
Roman Osadca-present
Donald Soisson-present (arrived at 8:30)
Christopher Stracco-present
Russell Walters-present

Alternates:
John Ponczek-present
Howard Jungkind-absent

MINUTES:

The minutes of the meeting of April 16, 2007 were approved as amended on motion made by Bailey, seconded by Walters. All in favor.

CORRESPONDENCE:

The New Jersey Planner-March/April volume was distributed among the members.

OLD BUSINESS:

William & Jessica Pucci, 129 Allamuchy Road, Block 1401, Lot 3.05 appeared before the Board seeking a bulk variance to construct an in-ground pool in the front yard.

Mr. Pucci reported that since last month's meeting, the progress is that the neighbor had concerns and Mr. Pucci has revised the location of the pool to almost double of the required setbacks and the documents backing this was presented.

Motion was made by Walters, seconded by Stracco deeming the application complete with waivers as stated on page 2 of Mr. Golden's report. Roll call vote to deem complete: Bailey-yes, Klein-yes, Osadca-yes, Stracco-yes, Walters-yes, Ponczek-yes, Durling-yes.

The following exhibits were entered into evidence:

- * A-1 photo showing view from neighbor's property of the Pucci property
- * A-2 photo showing view from Pucci property of the neighbor's property
- * A-3 photo showing view from Pucci property of the neighbor's property
- * A-4 photo showing view from neighbor's property of the Pucci property
- * A-5 survey from Ernest Hausmann dated August 1, 2006
- * A-6 submitted landscaping plans
- * A-7 various photos showing Pucci property

Mr. Golden reported that the hardship is that the property has a steepgrade; therefore, there is

no other place to put the pool. Mr. Golden also suggested that: 1) the fencing be located on the inside edge of the wooded area, 2) trees other than arborvitae be planted as they are not deer resistant and 3) submit a final landscape plan that is satisfactory to either the Board engineer or the Township engineer.

The meeting was opened to the public and spoke was Mr. Donald Souders, Esquire, who advised that the neighbor, Mr. Mazanek is pleased with the revised plans and ask to consider a 30 foot limit on the fencing and evergreen screening on the other side of the fence and between the property lines. Mr. Sounders stated that the neighbor wants to make part of the approval the planting of large hardwood trees.

Alan DeCarolis asked if it was going to be required that a fence be installed around the pool for liability purposes. Also, if the sloping is greater than the steep slope ordinance he may need a retention wall. The engineer stated that he is satisfied that the ordinances have been met.

The meeting was closed to the public.

A discussion by the Board members ensued and the Board considered the following conditions: 1) limit the fence distance to 15 feet; from the property from the property line 2) limiting the cutting down of certain caliber of trees by the applicant; 3) a final landscape to include topography and 4) follow any ordinances, codes and statutes with the installation of the pool.

Motion was then made by Ponczek, seconded by Walters to grant the variance to permit a pool to be located in the front yard. Bailey-yes, Klein-yes, Osadca-yes, Stracco-yes, Walters-yes, Ponczek-yes.

Roman Osadca brought up several issues he had concerns with such as the website minutes especially where there is no mention of Committeeman Debra Natyzak-Osadca's vote. He was advised to take this up with the Township Committee. His other concerns were at a meeting of the Township Committee, the Committee recommended that the Board of Adjustment fees be increased and asked where the letter was. He was advised that this will be forwarded. His last concern was the books that he was to receive at the course he took in February. Mr. Bailey advised that he had the books and would give to Mr. Osadca.

ADJOURNMENT:

There being no further business, motion was made by Stracco, seconded by Klein to adjourn the meeting. All in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary