

C: COUNCIL
8-023

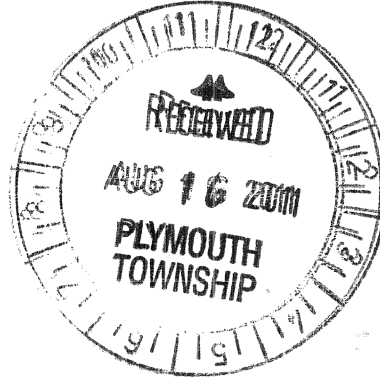
AUGUST 15, 2011

The Plymouth Township Zoning Board held a public meeting at the Plymouth Township Building on Monday, August 15, 2011.

The meeting was called to order at 7:05 PM.

The following were present:

Vincent Frangiosa	Chairman
Robert Esposito	Vice Chairman
James Saring	Member
Michael Mattioni	Member
Robert Sassi	Member
Joseph McGrory	Solicitor
David Conroy	Zoning Officer
Paula Meszaros	Court Reporter



The Pledge of Allegiance was recited.

The Board heard the following:

LOUIS SAMBRICK: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Section 702.F.

The Variance requested is as follows: To construct a detached garage that increases the impervious coverage to 37% where 35% is the maximum.

The property is located at 437 Penn Road in a "C" Residential Zoning District.

Mr. Louis Sambrick was sworn-in to testify.

Mr. Sambrick advised that he desires to build a 2 car garage in the far corner of the rear yard at the end of his driveway. Mr. Sambrick stated that he wants to build the garage as far back as possible in the right corner along the woodline. Mr. Sambrick advised that he desires to utilize this dead space for the proposed garage. Mr. Sambrick stated that his carpenter tools will be stored in the garage.

Chairman Frangiosa asked if the applicant will do any work out of his garage. Mr. Sambrick advised that no work will be done in the garage.

Member Saring asked if the neighbors are in favor of the proposed garage. Mr. Sambrick

advised that his neighbors support the proposal. Member Saring asked if there is an existing garage on the property. Mr. Sambrick stated that there is no existing garage.

Member Esposito asked if the garage will sit on a hill. Mr. Sambrick advised that it is a hill that goes into the woods. Member Esposito asked if the neighbors currently have an issue with water run off. Mr. Sambrick stated that there are no issues because water drains right onto his driveway, and therefore there will be no impact concerning water run off.

There were no questions from the audience. There was no testimony for or against the applicant from the audience.

The Board discussed and decided as follows:

LOUIS SAMBRICK: Member Saring made a motion that the application be approved. Member Esposito seconded the motion. Members Saring, Esposito, Mattioni, Sassi, and Frangiosa voted in favor of the motion. The motion passed by the vote of 5-0.

JEFF WINTERBOTTOM: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article VI, Section 602.E and F.

The Variance requested is as follows: To request a shed that increases the building to 21% where 20% is the maximum, and the impervious coverage to 37% where 35% is the maximum.

The property is located at 2994 Runnymede Drive in a "B" Residential Zoning District.

Mr. Winterbottom advised that he has learned that he has too much coverage in his yard with two sheds. Mr. Winterbottom stated that he seeks to take one shed out, and leave the other shed up. Mr. Winterbottom advised that the older shed is now empty, and he plans on taking it down. Mr. Winterbottom stated that he would like to keep the other shed up.

Chairman Frangiosa asked if the shed will stay in the same spot. Mr. Winterbottom advised that the shed will basically stay in the same spot, and he will turn it so that it will be four feet from the property line.

Member Sassi asked if the shed being four feet from the property line falls within the guidelines for the setback limits. Mr. Conroy advised that this is correct. Mr. Winterbottom stated that the shed will be four feet for both property lines.

Member Mattioni asked what is the shed used for. Mr. Winterbottom advised that he uses the shed for pool supplies, lawn mower, and other supplies. Mr. Winterbottom

stated that he has an above ground swimming pool.

Member Saring asked if the neighbors support the addition. Mr. Winterbottom advised that his next store neighbor supports the addition.

Mr. Conroy advised that if the application is approved the applicant must work with the Public Works Department concerning the drainage issue. Mr. Winterbottom stated that he will work with the Public Works Department on the drainage issue.

Mr. Winterbottom advised that he bought a 55 gallon rain barrel to capture the water. Mr. Winterbottom stated that this barrel is located behind the garage. Mr. Winterbottom advised that a drain spout is next to the barrel.

Mr. McGrory asked if the applicant will accept as a condition of approval that one of the sheds be removed within 30 days from the date of the decision. Mr. Winterbottom advised that this is acceptable.

There was testimony from the audience.

Ms. Elsa Hoffman was sworn-in to testify.

Ms. Hoffman advised that she originally thought the applicant desired to add a third shed to his property. Ms. Hoffman stated that she is happy that the applicant instead wants to remove one of his two existing sheds. Ms. Hoffman advised that she supports the application in that there will only be one shed left on the property.

Ms. Hoffman advised that her property at 149 Oxford is on the down side of the hill. Ms. Hoffman stated that a lot of water has come down from the applicant's property onto her property. Ms. Hoffman advised that this has happened since the applicant added an addition to his house.

Ms. Hoffman advised that because so much water came down it took the mulch out of her backyard, and mulch was displaced from the flower bed and it ended up in her pool. Mr. Hoffman stated that her sump pump was taken out. Mr. Hoffman advised that water also got into her basement.

Ms. Hoffman advised that for the record much water is still coming down to her property, however the water is now moving more down to the street.

Ms. Hoffman advised that her neighbor's property often gets hit with water, and this water will then flow across into her flower bed. Ms. Hoffman stated that swales had existed on the properties when the development was originally built, however these swales are now almost non-existent.

Member Esposito asked if the applicant would accept as a condition that the applicant

work in conjunction with the Public Works Department concerning the run off issues. Mr. McGrory advised that this can not be a condition of approval because it can not be quantified. Mr. Conroy stated that he can check on the situation as the Public Works Department looks at the applicant's property.

The Board discussed and decided as follows:

JEFF WINTERBOTTOM: Member Esposito made a motion that the application be approved subject to the following:

- 1) The one shed be removed within 30 days of approval.

Member Sassi seconded the motion. Members Esposito, Sassi, Mattioni, Saring, and Frangiosa voted in favor of the motion. The motion passed by the vote of 5-0.

The meeting was adjourned at 7:20 PM.

Respectfully Submitted,


Richard Clifford