

MARCH 18, 2013

O: COUNCIL
3-052
VIA email 3/22 LRV

The Plymouth Township Zoning Board held a public meeting at the Plymouth Township Building on Monday, March 18, 2013.

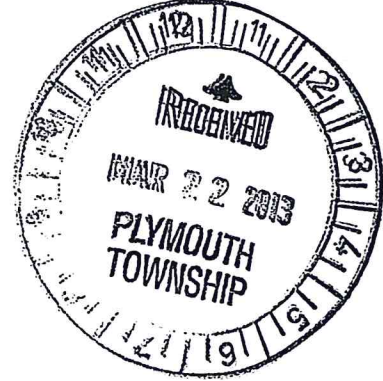
The meeting was called to order at 7:00 PM.

The Pledge of Allegiance was recited.

The following were present:

Vincent Frangiosa	Chairman
Robert Esposito	Vice Chairman
James Saring	Member
Michael Mattioni	Member
Robert Sassi	Member

Bernadette Kearney	Solicitor
David Conroy	Zoning Officer
Paula Meszaros	Court Reporter



Ms. Kearney advised that the application for James Saring and Lillian Colletti is seeking an extension for their variance relief granted on May 21, 2012. Member Esposito made a motion that a 1 year extension be granted for this application. Member Sassi seconded the motion. Members Esposito, Sassi, Mattioni, and Frangiosa voted in favor of the motion. The motion passed by the vote of 4-0.

Ms. Kearney announced that the application for Gene Schneider has been continued until April 15, 2013.

The Board heard the following:

GARY BRENT: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article XVI, Section 1603.G.

The Variance requested is as follows: To permit changeable LED price signs on existing pylons.

The property is located at 102 Ridge Pike in a "Shopping Center" Zoning District

Mr. Gary Brent was sworn-in to testify.

Ms. Kearney asked who is the owner of the property in question. Mr. Brent advised that Sunoco is the owner of the property. Mr. Brent stated that Steven Reilly is an employee of Sunoco. Mr. Brent advised that he is an agent for Sunoco.

Ms. Kearney advised that Mr. Brent does not have standing for this application. Ms. Kearney stated that either Sunoco or an attorney for Sunoco must be present this evening. Mr. Brent advised that there was miscommunication, and Sunoco will be notified that they will need proper standing to bring forward their application before the Zoning Board.

Member Esposito made a motion that the application made out for Gary Brent be denied with the stipulation that the applicant can make out a new amended application to the Zoning Officer. 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.

MARY JO AARON: On an application for a Variance from Plymouth Township Zoning Ordinance No. 342, as amended, Article VII, Section 702.C.1.

The Variance requested is as follows: To decrease the side yard setback from 15' to 8', and 30' to 23' aggregate, where a minimum of 12', and 30' aggregate, is permitted.

The property is located at 410 Hallman Avenue in a "C" Residential Zoning District.

Ms. Mary Jo Aaron was sworn-in to testify.

Ms. Aaron advised that she is seeking to put in bilco doors in her side yard. Ms. Aaron stated that this will provide an extra way into her home.

Chairman Frangiosa asked if there any other ways to get into the applicant's basement. Ms. Aaron advised that currently there are no entrances into the basement. Ms. Aaron stated that this area will continue to function as a basement.

Member Mattioni asked if the doors will come out 7 feet. Ms. Aaron advised that the doors will be 8 feet from the property line as shown on her Sketch Plan. Member Mattioni asked if the bilco doors will have steps. Ms. Aaron stated that the steps will be going down.

Member Mattioni asked if the neighbor on the side of the proposed doors have anything encroaching in their side yard. Ms. Aaron advised that this neighbor has nothing in their side yard.

Member Saring asked if anyone in the neighborhood has doors similar to what the applicant is proposing. Ms. Aaron advised that there are neighbors with regular doorways and neighbors with bilco doors. Ms. Aaron stated that she would have the standard size bilco doors.

Member Saring asked if the proposed doors could go on the back of the house. Ms. Aaron advised that a window, a heater, and a patio are in the rear, and therefore the doors can not be placed in this section of the house.

Member Saring asked if she has discussed the proposal with neighbors. Ms. Aaron advised that she has not personally spoken with the neighbors.

Member Esposito asked if the proposed doors will be secured by a lock. Ms. Aaron advised that a lock will secure the doors. Member Esposito asked if a patio covering will be placed over the area around the doors. Ms. Aaron stated that a covering will not be placed over this area.

Ms. Kearney asked why the 8 feet is needed for the bilco doors. Ms. Aaron advised that room is needed for the angle of the doors and for the stairs.

There was testimony from the audience.

Ms. Shaleen Humes was sworn-in to testify.

Ms. Humes advised that she has resided at 412 Hallman Avenue for about 20 years. Ms Humes stated that she is on the opposite side of the applicant's property.

Ms. Humes advised that a home nearby already has bilco doors, and a variance was not applied for these doors. Ms. Humes expressed concern if the applicant's request is only for the bilco doors. Ms. Humes noted that there has been a water problem in the neighborhood, and she does not want the water problem to expand. Ms. Humes stated that she personally has not put in the bilco doors because she is afraid she will have to pump out her basement after major storms.

Ms. Kearney noted that the zoning relief tonight pertains to the bilco doors only. Mr. Conroy advised that it was determined that zoning relief is needed because the stairs are part of the foundation, and most likely relief should have been necessary for that other property with bilco doors.

Member Esposito asked Ms. Humes if the applicant's doors would be facing her side. Ms. Humes advised that the doors will be on the opposite side.

The Board discussed and decided as follows:

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

The meeting was adjourned at 7:25 PM.

Respectfully Submitted,


Richard Clifford