

MINUTES OF JACKSON ZONING BOARD JANUARY 18, 2023

The January 18, 2023 Jackson Township Board of Adjustment Meeting was called to order at 7:00 p.m. with a salute to the flag by all present in person and via Zoom. Board Attorney Ryan Murphy read the Open Public Meetings Act Statement and announced that adequate notice has been provided for this meeting.

ROLL CALL: Scott Najarian, Chairman; Lynne Bradley, Vice Chairman; Stephen Costanzo; Carl Book, Jr., Secretary; Jeanine Fritch, Acting Secretary; James Hurley; Joseph Riccardi, Alt #1; Raymond Lovacco, Alt #2 (Absent)

Also Present: Ryan Murphy, Board Attorney; Evan Hill, Board Engineer; Ernest Peters, Board Planner/Traffic consultant; Jeffrey Purpuro, Zoning Officer; Anthony Jacob, I.T. Representative; Fran DiBella, King Reporting and Zoning Board Recording Secretary

ANNOUNCEMENT

A special meeting is scheduled for Wednesday, January 25, 2023 to reconsider 26 Whitesville Road application. All members confirmed that they will be present.

Payment of (1) Voucher: Fran DiBella, recording secretary, for 01/18/23. Motion/Book. Second/Bradley. Voted Yes: Book, Fritch, Hurley, Riccardi, Bradley, Najarian

APPROVAL OF RESOLUTIONS and APPROVAL OF MINUTES:

(NONE)

APPLICATIONS CARRIED:

- 3) Chana Siegel/Yotzer Ohr Lakewood A NJ Nonprofit, Use Variance 3411, Block 21501, Lot 26, Zone I, 950 Maplehurst Avenue, to be carried to March 15, 2023. No additional notice required
- 4) Moshe Rozansky, Variance 3426, Block 6111, Lot 3, Zone R-15, 19 Vermont Avenue, to be carried to March 15, 2023 with no additional notice
- 5) Green Apple Holdings, LLC, Use Variance 3328, Block 12004, Lot 62.01, Zone R-3, 32 Bennetts Mills Road, to be carried to March 15, 2023. Additional notice is required

Board professionals sworn in by Mr. Murphy.

APPLICATIONS:

- 1) **Shindel Goldman**, Variance 3445, Block 16801, Lot 26, Zone RD, 302 Harding Court.
Applicants sworn by Board attorney, would like to put a pool into her side yard/front yard of her property with a 6' full privacy vinyl fence. Mr. Hill summarized to the board that he spoke with the applicants' engineer several times and a revised plan was distributed to the members tonight. The pool and fencing will be moved away from the drainage inlet by approx. 10'. Additionally, a gravel & pipe infiltration trench between the pool and the rear property line to collect any stormwater runoff and convey it to the drainage inlet and easement. A variance is still required bc the pool is along the front of the home (along

Adams Way). However, it requires less relief. They made this plan better and more functional. Public portion opened/closed. Motion to approve/Costanzo. Second/Bradley. Voted Yes: Book, Fritch, Hurley, Costanzo, Riccardi, Bradley, Najarian.

- 2) **Savvas and Crystalla Kyriacou**, Variance 3451, Block 2101, Lot 30, Zone HC, 329 Jackson Mills Road. Applicant is seeking a variance for an expansion of nonconforming use, proposed residential expansion use in a commercial zone. Savvas Kyriacou sworn by Board attorney and testified that he would like to expand his 3BR ranch, but one of the bedrooms will be moved to above the garage. He is expanding the existing building. He is an architect/builder. Mr. Peters and Mr. Riccardi inquired if there was a certificate of occupancy for the house because the house is in a commercial zone. The applicant doesn't know if he has a CofO. The applicant is not the original owner of the house. This is a D-2 variance. Variance required: The minimum side yard setback requires 25'. Six feet is existing and then the addition is being proposed at 15' from the property line. Mr. Purpuro stated that the existing survey shows a detached garage, but the applicant clarified that the plans call for the garage to be attached to the house via a breezeway. Mr. Murphy asked where the access will be for the bedroom above the garage. The applicant stated when you enter the main entrance and another choice is between the garage and the house there will be a hallway. The footprint of the house is going to stay. This will remain a single-family dwelling. Public portion opened/closed. Motion to approve by Mr. Hurley. Second/Bradley. Voted Yes: Book, Fritch, Hurley, Costanzo, Riccardi, Bradley, Najarian.

- 6) **Swanborne, LLC**, Preliminary/final site plan 869 House of worship, Block 20701/20801, Lots 3/8, 8, 9, 10, 11, 12, 15 16, 17, 18, 28, Zone RG-2. **Witness No. 1**, John Rea, Traffic Engineer, McDonough & Rea, sworn by Board attorney, credentials accepted, testified that the parking lot has 136 parking spaces; and in the worst case scenario, the access at S. Hope Chapel Road it would be a level of service B, but the access road to the Swanborne homes will be a level of service D. The right in/right out driveway to the shul will operate at a level of service B (under worst case scenario). The new intersection that's being created from the Swanborne homes to the house of worship will be level of service A. Mr. Hurley asked what does D mean. Mr. Rea explained that means 30-35 seconds of waiting time. **Witness No. 2**, Ian Borden, P.P., President of PDS, sworn by Board attorney, credentials accepted, testified that previously the house of worship plans requested a D-3 variance. The plans have been revised and the variance is eliminated. **Exhibit A-1** (house of worship site plan) **and A-2** (Swanborne shul plans) **Witness No. 3**, Brian Flannery, Architect, sworn by Board attorney, credentials accepted, testified that the sanctuary area is reduced. Public portion opened. **Peter Kubacz**, 170 S. Hope Chapel Road, sworn by Board attorney, testified that he is concerned with the foot traffic from Linda Drive. Motion to approve by Mr. Hurley. Second/Bradley. Voted yes: Book, Fritch, Hurley, Costanzo, Riccardi, Bradley, Najarian

Motion to adjourn at 8:24 p.m. by all. All voted unanimously

Respectfully submitted by,

Fran DiBella

Zoning Board Recording Secretary