

MINUTES OF JACKSON ZONING BOARD FEBRUARY 2, 2022

The February 2, 2022 Jackson Township Board of Adjustment Meeting was called to order at 7:01 p.m. with a salute to the flag by all present. Board Attorney Sean Gertner read the Open Public Meetings Act Statement and announced that adequate notice has been provided for this meeting.

ROLL CALL: Jeanine Fritch; Carl Book; Stephen Costanzo, Vice Chairman; James Hurley; Scott Najarian, Chairman; Stephen Costanzo; ToniAnn Comello; Michelle Russell; Lynne Bradley, Alt #1; John Spalthoff, Alt #2

Also Present: Sean Gertner, Board Attorney; Evan Hill, Board Engineer; Ernie Peters, Board Planner; Jeffrey Purpuro, Zoning Officer; Frank Miskovich, Traffic Engineer (for one application) Anthony Jacob, Township I.T. Representative; Fran DiBella, King Reporting and Zoning Board Recording Secretary

Approval of Resolutions:

- 1) 2022-03: Gennusa, The Facility 2, LLC, Block 18201, Lots 29-32, 35 & 36.01, Hawkin Road & West Veterans Highway, granting approval of a use variance to permit a private ATV/Mx Riding and training facility. Motion/Book. Second/Bradley. Voted: Book, Fritch, Comello, Bradley, Costanzo, Najarian
- 2) 2022-05: Jenkins, Block 17206, Lot 1, 75 Park Avenue. Granting a use variance to construct a fence. Granting a use variance to construct a fence. Motion/Book. Second/Bradley. Voted: Book, Russell, Bradley, Costanzo, Najarian.
- 3) 2022-06: Maer, Block 2801, Lot 31, 802 Cassville Road. Granting approval of variances to construct a detached storage structure. Motion/Book. Second/Bradley. Voted: Book, Russell, Bradley, Costanzo, Najarian.
- 4) 2022-07: Klein, Block 16003, Lot 2, 25 Imperial Place. Granting approval of a variance to construct a deck. Motion/Book. Second/Bradley. Voted: Book, Russell, Bradley, Costanzo, Najarian

Motion to approve regular meeting minutes from January 5, 2022 by Bradley. Second by Costanzo. Yes: Fritch, Hurley, Russell, Bradley, Spalthoff, Costanzo, Najarian

Motion to approve amended minutes from December 1, 2021 due to a vote error by Book. Second by Bradley. Yes: Book, Fritch, Hurley, Comello, Bradley, Costanzo, Najarian

APPROVAL OF VOUCHERS: Motion to approve a voucher for King Reporting in the amount of \$250.00 for February 2, 2022 and Francesca DiBella in the amount of \$150.00 as recording secretary. Motion by Book. Second by Comello. Unanimous approval

Applications Carried:

Application No. 3, A&A Truck Parts, Inc., Block 2401, Lot 8, Progress Place be carried to March 2, 2022

Application No. 4, Miles II LLC, Block 2603, Lot 18, 470 W. Commodore Blvd, to be carried to March 2, 2022 without further requirement through March 31, 2022

Application No. 5, County Line Construction, Block 4402, Lot 73, Frank Applegate Road, is being carried to March 16, 2022, without requirement of further notice, waiving time until March 31

Application No. 6, Allman Properties, LLC, Block 18201, Lot 17, 1366 W. Veterans Highway, is being carried to February 16, 2022, waiving time, and no further notice

7:09 p.m., Motion to go into executive session: Motion by Book. Second by Costanzo.
7:49 p.m., Motion to come out of executive session: Motion by Book. Second by Costanzo

Board professionals sworn in by Mr. Gertner

APPLICATIONS:

1. Alexander Sauickie, III, Variance 3401, Block 10003, Lot 4, 58 Overlook Drive. Installation of inground pool. Applicant explained he has a 300' C1 waterway buffer causing approximately two-thirds of the property to become restricted. Applicant would consider making the pool smaller to be compliant. Applicant seeking a 10' variance on the right side of the house where a 20' variance is required. Mr. Book asked about the survey map and Mr. Hill indicated the hardship is the property is encumbered by environmental constraints which preclude developing the property in a manner that will be consistent with not requiring a variance in this case; the variance relief here is to encroach with the 20' setback on the side by 10'. No adverse conditions would result from the interruption of stormwater management. Mr. Book said there's no way to push the pool back or push it to the left? Mr. Hill explained the rear of the yard is constrained by DEP regulated environmental constraints. Ms. Fritch asked if there is an existing fence around the yard. The Applicant confirmed he received a quote for a pool-grade smaller chain link fence which will be installed around entire yard after pool installation. Applicant confirmed to Mr. Gertner that the fence will comply with ordinance requirements both for the protection of the pool and the yard itself and will comply with DEP regulations. Public session opened and closed; no one came forward. Mr. Gertner asked about the denial letter. Mr. Purporo explained that a 20-foot minimum is required for the filter location. Mr. Peters explained that both the Board and the Applicant would be well served if a new relief were granted because of the unique situation on this specific piece of property limiting where he can develop in the rear of the property. Mr. Sauickie explained the pool equipment will be at the back right corner of the house which the 10' variance would allow. Mr. Costanzo made a motion to approve application based upon the hardship presented with the restrictions on the wetlands there's no other place to put this pool and there's a clear indication that the pool equipment will also fall within the outside of that 10-foot easement. Yes: Book, Fritch, Hurley, Comello, Russell, Bradley, Costanzo, Najarian.
2. Highland Development Ventures, LLC, Block 21103, Lots 1-3 and 18-20, N. Hope Chapel & May Blvd, seeking preliminary and final site plan approval and bulk variances. Applicant's attorney, Michael J. Vitiello. This is a self-storage facility with drive-thru and glass loading areas, located on E. Veterans Highway and N. Hope Chapel Road. Patrick Lyman, civil engineer, testified. Exhibit A1 (aerial view). Exhibit A2 (colored landscape plan rendering). Exhibit A3 (architectural color rendering). Exhibit A4 (sheet 6 in the PowerPoint). The property is 2.64 acres, three-stories high, 42,172 square foot footprint, and the three

stories total 126,516 square feet. The building setback is 60' from E. Veterans Highway and May and 62.9' from N. Hope Chapel Road. Between 700-800 storage units. Office hours are Mon-Fri, 9:30 to 6:00, and Sat & Sun 9:30 to 5:00. Proposing sidewalk along the N. Hope Chapel Road; requesting a waiver for providing

sidewalk along E. Veterans. Two interior glass loading zones to the right of the main entrance. Two stormwater management basins on the west side of the building. There's no public sanitary sewer so applicant is proposing on-site sewer and hold system. Lighting will be 20' high light poles with LED fixtures. Variances requested: 1) Building coverage exceeds the 30 percent; parking setback along N. Hope Chapel Road. Applicant proposing 14.8' where 20' is required; seeking waiver for loading zone vertical clearance where 14 is required and Applicant proposing 13.5 based on anticipating large vehicles that will exceed 13 and a half. Waivers requested: 1) parking in the front, May Boulevard driveway to minimize impact to adjacent residents; 2) Sidewalks. Applicant proposing sidewalk along Hope Chapel Road; asking for a waiver for sidewalks along East Veterans; 3) Another freestanding backlit sign at corner of N. Hope and W. Veterans Road, 75 square foot. Mr. Costanzo asked for clarification on signage. The witness stated seven signs in total; two ground-mounted signs (backlit) and five building-mounted signs(backlit). Mr. Purporo clarified the signs are 16 feet tall, 7' bottom clearance, 75 square foot in area. Mr. Miskovich questioned why another tall sign is needed. Mr. Hill explained there was a TRC meeting; Applicant will comply with soil importation ordinance, sidewalks should be extended up E. Veterans, soil borings were performed; Applicant will maintain stormwater management system. Witness No. 2, Adam Hird, owner/managing partner, testified about the hours of the facility, timing of the lights, hiring a management company to maintain the stormwater basin, climate controlled units, access points to units, types of customers, and high demand in this area. Witness No. 3, Michelle Briehof, P.E., traffic engineer, testified her firm did a traffic impact study and the traffic will remain at a level B even with the soon-to-be-built shopping center across the street. Hope Chapel Road will only be right-in/right-out. Exhibit A5 (Sheet A8 in the pdf) marked for identification. Mr. Hurley stated the traffic to get into Wawa to get gas was so bad that he had to wait two traffic signal changes before being able to cross that intersection. Ms. Briehof stated that is a level F. Mr. Hurley, Mr. Book, Mr. Hill asked questions about the driveway and site circulation and will traffic back up into the street. Mr. Spalthoff asked about release time at McAuliffe Middle School at rush hour and people making poor decisions to make a left into four lanes of traffic to beat the light going east. Ms. Bradley stated that area is extremely busy and drivers will cut through Murdock, come up May and then come back up Veterans. Public portion opened: 1) Martin Flemming, 21 Murdock Place, testified his street has almost two dozen children and no sidewalks and to put a commercial establishment on a residential street that perhaps the town could turn Murdock into a dead-end street 2) Scott Alexander, 17 N. Hope Chapel Road, lives next door to the self-

storage. It took him 9 minutes to get out of his driveway at 6:35 pm to come here. Also, they are only going to be 26' away from his property line. Lights on the building 16 feet high and on poles 20 feet high, it would be lit up like a Christmas tree all the time, shrubs won't solve the problem, and what time is cutoff.

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Due to the late hour, April 6, 2022 will be the next date without requirement of further notice. Applicant has waived time until April 30th, 2022.

Motion to adjourn at 10:44 p.m. by Costanzo/Bradley. Yes: Book, Fritch, Hurley, Comello, Russell, Bradley, Spalthoff, Costanzo, Najarian.

Respectfully submitted by,
Fran DiBella
Zoning Board Recording Secretary