

exact location of the steep slopes areas. There is a viable area and building envelope that has at least one acre of non-critical lands. The applicant will drill a new well and not use the existing well. The existing access is adequate and satisfies emergency services. It would be difficult to get frontage from surrounding properties since it would make them noncompliant. There is a hardship in this situation. There is no detriment and no negative criteria. The new dwelling will be constructed outside the critical areas and will comply with all building setbacks and lot coverage. What is proposed is an improvement over what existed. The applicant will comply with all the other requirements of the ordinance. The access easement requires all parties to share in the cost of the maintenance of the driveway. The lot is 95% wooded and there will be tree removal but it meets what is permitted by ordinance. A conservation deed restriction will be placed on the critical areas.

Mr. Palmer discussed his memo dated June 13, 2014. Possible conditions include a silt fence to be installed prior to construction which follows the limits of disturbance shown on the variance plan last revised June 11, 2014, any modification to increase the limits of disturbance would require Board approval, a conservation deed restriction should be provided on the critical areas on site and shall be clearly marked with 4" concrete monuments, the restriction language is subject to the review of the Board Attorney and the metes and bounds is subject to the review and approval of the Township Engineer and a \$400.00 landscape escrow is to be established.

Chairman Gale opened the meeting to the public. There being no public comment, a motion to close the public hearing was made by Mr. Thompson, which was seconded by Vice Chairman Cheskis and carried unanimously.

A motion to approve the submission waivers was made by Vice Chairman Cheskis, which was seconded by Mr. DeRochi. This was carried on the following roll call vote:

Ayes: Cheskis, DeRochi, Fedun, Post, Thompson, Voitach and Gale

Nays: None

Vice Chairman Cheskis noted that the applicant will have two years to commence construction.

A motion to approve the application subject to the conditions was made by Mr. Post which was seconded by Mr. Thompson. This was carried on the following roll call vote:

Ayes: Cheskis, DeRochi, Fedun, Post, Thompson, Voitach and Gale

Nays: None

IV. MINUTES

March 18, 2014 – Regular Meeting

A motion to approve the minutes was made by Vice Chairman Cheskis, which was seconded by Mr. Post. This was carried on the following roll call vote:

Ayes: Cheskis, DeRochi, Gale and Post

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:10 p.m.