Chairman Gale called the meeting to order at 7:36 p.m. and read the opening statement which affirmed that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Chairman Gale; Vice Chairman Cheskis; Mr. DeRochi; Mr. Post; Mr. Thompson; Mr. Woitach; Mr. Fedun, Alternate #4

ALSO PRESENT: Mr. Drollas, Jr., Board Attorney; Mr. Palmer, Zoning Officer

I. SALUTE TO THE FLAG

II. RESOLUTIONS

Case BA-01-14 Applicant: Robert and Debra Foxx
Block 30003 Lot 15
Submission Waivers and Bulk Variance

A motion to memorialize the resolution was made by Vice Chairman Cheskis, which was seconded by Mr. Woitach. This was carried on the following roll call vote:
Ayes: Cheskis, DeRochi, Post and Gale
Nays: None

Case BA-02-14 Applicant: Serghei Sarafudinov
Block 18022 Lot 31
Submission Waivers and Bulk Variance

A motion to memorialize the resolution was made by Mr. DeRochi, which was seconded by Vice Chairman Cheskis. This was carried on the following roll call vote:
Ayes: Cheskis, DeRochi, Post and Gale
Nays: None

III. APPLICATIONS

Case BA-03-14 Applicant: Dov and Ximena Torenberg
Block 24001 Lot 14.02
Submission Waivers and Bulk Variance
Expiration Date – 120 Days from Submission Waiver Approval
Affidavit of Notification and Publication Required

Notice was found to be in order. Chris Tarr, Esquire represented the applicant. Frank Falcone, the applicant’s engineer, was sworn in.

Mr. Tarr explained the submission waivers. The lot is almost 13-acres in size. The old house was torn down. Bulk variances are required because the lot does not front on a street. The request for a submission waiver is from providing drawings of the proposed home and from the location of the potable well. The applicants have not decided on the home design yet. They would like to know that it is a buildable lot before investing money in designing plans. A new well will be dug near the proposed house.

Dov Torenberg was sworn in. Mr. Torenberg said the plans will probably be designed sometime early next year.

Vice Chairman Chesiks noted that the Board usually puts an expiration of one year for an applicant to obtain a building permit. Mr. Tarr requested an extension to two years.

Mr. Falcone a principal with Princeton Junction Engineering gave the Board his qualifications and was accepted as a planning and surveying witness. Mr. Falcone discussed Exhibit A-1 which was a replicate of Sheet 2 of the plan set distributed to the Board. The nearest available roadway is Province Line Road. The lot takes its access through a 33’ wide access easement that splits the Township boundary line; 16.5’ on each side. The northern portion of the lot is encumbered by approximately 8.7 acres of critical area which includes steep slope, steep slope buffer and stream corridor. A topographical survey was performed on the whole site to determine the
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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, Woitach 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, Woitach 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.