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Township of Mansfield

- County of Burlington -

ZONING BOARD

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MANSFIELD TOWNSHIP ZONING BOARD OF ADJUSTMENT MINUTES

Monday, June 2, 2014

WORK SESSION

WORK SESSION MEETING: 7:00 P.M.

REGULAR MEETING

CALL TO ORDER: The meeting was called to order at 7:25PM.

FLAG SALUTE:

OPENING STATEMENT: Read by the Secretary

ROLL CALL:

Present: Robert Harrison, James Soden, William Tahirak and John Beckes

Absent: Randy Allen, James Blackwell, Richard Tarantino, Ralph Wainwright and Alfred Vardalis

PUBLIC COMMENTS:

No comment from the public.

Mr. Taharik made a motion to close the public portion of the meeting and Mr. Harrison Seconded.

The motion passed with a unanimous voice vote.

NEW BUISNESS

Application ZB14-05BV: Block 42.21, Lot 14

Application for a Bulk Variance to permit construction of a sunroom, 17.9 x 10 which exceeds the rear yard setback of 15 feet.

Location: 35 Country Lane

Zoning District: R-5

Application Filed: May 16, 2014

Joseph Borgia and Micheiko Borgia and Tom Vernot, sworn in by Thomas Coleman Board Solicitor.

Tom Vernot with Patio Enclosures stated that there is a concrete patio that exist now and gets a lot of sun. The Borgia's wish to enclose the patio to be able to enjoy the outside. The sunroom will be 10 x 17.9. The enclosure will have sliding doors and will have windows. The enclosure will have siding, gutters and windows will match the existing home. The sunroom will have electric. A standard light will be installed by the door.

Mr. Borgia stated that others have the same sunrooms so this will conform to the community. Mr. Vernot testified that his company has built many sunrooms in this development.

Mr. Malinowski referenced the downspouts on the sunroom. He requested that they be moved from beside the sliding door to the south east corner of the addition.

Mr. Malinowski also questioned the grading of this property.

Mr. Vernot stated that the other properties around the Borgia's are on higher ground so that there would not be any storm water issues.

Mr. Harrison made a motion to grant the variance for Application ZB14-05BV and Mr. Taharik Seconded.

Voted in the Affirmative: Mr. Harrison, Mr. Beckes, Mr. Taharik and Chairman Soden.

APPROVAL OF MINUTES:

September 3, 2013

Mr. Taharik made a motion to approve the minutes for the December 2, 2013 meeting as presented and Mr. Harrison Seconded.

Motion passed with a unanimous voice vote.

December 2, 2013 Regular & Executive Session

Mr. Taharik made a motion to approve the minutes for the September 3, 2013 meeting as presented and Mr. Harrison Seconded.

Motion passed with a unanimous voice vote.

January 6, 2014

Mr. Harrison made a motion to approve the minutes for the Jan 3, 2014 meeting as presented and Mr. Beckes Seconded.

Motion passed with a unanimous voice vote.

CORRESPONDENCE:

The New Jersey Planner

NEXT SCHEDULED MEETING: Monday, July 7, 2014

MOTION FOR ADJOURNMENT:

**Mr. Taharik made a motion to adjourn at 7:55PM and Mr. Harrison Seconded.
Motion passed with a unanimous voice vote.**

Submitted by: Sheri L Hannah, Secretary

Approved: September 2, 2014