

MANSFIELD TOWNSHIP
ZONING BOARD

MINUTES
June 5, 2017

The regular meeting of the Mansfield Township Zoning Board was held on the above shown date with the following in attendance: Vice-Chairman James Soden, Robert Harrison, Marion Hay, Robert Gawron, Mark Clark, Ralph Wainwright, John Beckes, Jay Feldman and Secretary Ashley Jolly. Chairman William Tahirak was not in attendance.

The meeting was called to order by Vice-Chairman Soden followed by the flag salute and the following opening statement:

The Notice requirements provided for in the open Public Meetings Act have been satisfied. Notice of this meeting was properly given in the annual notice which was adopted by the Mansfield Township Zoning Board on January 4, 2017. Said Resolution was published in the Burlington County Times, e-mailed to the Burlington County Times and Trenton Times, filed with the Clerk of the Township of Mansfield, posted on the official bulletin board at the Municipal Complex, filed with the members of this body, and mailed to each person who has requested copies of the regular meeting schedule and who has prepaid any charge fixed for such service. All the mailing, posting and filing having been accomplished on January 8, 2017.

APPLICATION PB2017-1UV+CU:

Attorney Thomas Coleman swore in the applicant; Christine and Stergios Moraitis, 459 White Pine Road. Attorney Coleman asked the applicants to explain what they would like to do. Mrs. Moraitis explained that her parents are getting older and downsizing. They are looking to put a two bedroom, two bathroom addition with a living area and kitchen as well as a basement for storage. She further explained that her parents need their own bedrooms and bathrooms because of various medical conditions they both have.

Attorney Thomas Coleman swore in the applicants architect, Anthony Brun. Mr. Brun added that this will be a two story addition measuring in at 1,270sqft. Attorney Thomas Coleman added that the total square footage for the entire home would then be over 300sqft. Mrs. Moraitis did not believe this would have any negative impact on their neighbors.

Planner Fegley asked if they would be increasing the size of their septic system. Mr. Moraitis said yes they would need to enlarge their septic as well as get a new well. He said they would go to the county for that if they received approval. Attorney Coleman added that it could be a condition in their resolution of approval.

Engineer Malinowski asked about the driveway and how many cars would be parked there. Mrs. Moraitis said they would be putting a turnaround and will have approximately six cars. Engineer Malinowski said it appears part of their driveway is on their neighbors property. Mr. Moraitis said their neighbors are friendly and are okay with the driveway. Engineer Malinowski asked them to correct this issue because should someone sell their property it could turn into an issue. Mr. and Mrs. Moraitis agreed to fix it on their final plans.

Planner Fegley asked about impervious coverage of 25%. Mr. Brun said with the addition and asphalt driveway as well as deck and shed they are at 12.5%. Planner Fegley asked if there would be any other upgrades to the house. Mr. Brun said no. **Solicitor Coleman** asked if

the necessary apartment will match the character of the existing home; color scheme and so forth. Mr. and Mrs. Moraitis said yes, it will improve the current character of the home. **Engineer Malinowski** asked about the basement usage in the addition. Mr. Moraitis said it will be used for storage.

Board member **Marion Hay** had concerns on the enlarging of the septic in regards to the driveway and parking. She asked what will happen when/if the parents are no longer living there. **Mrs. Moraitis** explained that she would probably make the home more open to the addition. **Attorney Coleman** asked about renting. **Mrs. Moraitis** said they would not be renting it out. **Marion Hay** asked about the condition of the well. **Mr. Moraitis** said it's a shallow well that will also need to be replaced. **Marion Hay** asked about drainage. **Mr. Moraitis** explained that it drains towards Aaronson Road and towards the back of the home. **Engineer Malinowski** added that approval would be conditioned upon proper grading.

Attorney Coleman explained that this application is for 459 White Pine Road, Zoned R-1 and does not satisfy the conditions so a Use Variance is needed. The board would be approving a D3 & C Variance subject to the applicant receiving all outside approvals (state and/or county) for the septic and well. Also subject to the applicant providing a final plan and addressing the grading on the property. The final plan needs to show no drainage issues as well as, parking and the turnaround.

A motion approve the above application was offered by **Ms. Hay** and was seconded by **Mr. Gawron**. Motion carried on a roll call vote recorded as follows:

AYE: GAWRON, WAINWRIGHT, BECKES CLARK, HAY, HARRISON, SODEN
NAY: NONE ABSENT: TAHIRAK NOT VOTING: FELDMAN

APPROVAL OF MINUTES:

February 6, 2017 – A motion to approve the minutes was offered by **Mr. Gawron** and was seconded by **Mr. Wainwright**. Motion carried on a roll call vote recorded as follows:

AYE: GAWRON, CLARK, HAY, HARRISON, SODEN
NAY: NONE ABSENT: TAHIRAK NOT VOTING: FELDMAN, WAINWRIGHT, BECKES

PUBLIC COMMENT:

None.

COMMENTS FROM THE BOARD:

None.

MOTION FOR ADJOURNMENT:

A motion to adjourn was offered by **Ms. Hay** and was seconded by **Mr. Wainwright**. All ayes. Motion carried.

RESPECTFULLY SUBMITTED:

Ashley Jolly, Land Use Coordinator

