

**JOINT LAND USE BOARD of
Woolwich Township
REGULAR BUSINESS MEETING
September 21st, 2017**

“MINUTES”

Chairman Maugeri called the meeting to order at 7:00 pm.

Adequate notice of this meeting had been provided in accordance with the Open Public Meetings Act.

Chairman Maugeri led all present in the Pledge of Allegiance.

Roll call of JLUB members present:

Matt Blake – Present, John Casella – Absent, Dave Glanfield – Present, Mike Iskander – Present, John Juliano – Present , Chairman Maugeri – Present, Sue O’Donnell –Present, Deputy Mayor Rizzi – Present, Beth Sawyer –Absent, Bob Rushton – Present, Mayor Schwager – Present.

Also present: Mike Aimino – Solicitor, Tim Kernan – Planner

Next are the minutes from the Regular Meeting of August 17th, 2017. Bob Rushton made a motion to approve the minutes as written and was seconded by John Juliano. All were in favor except John Casella, Sue O’Donnell, Mayor Schwager and Deputy Mayor Rizzi who abstained.

Resolution 2017-24 Daniel Kistler – Granting Bulk Variance Approval for property located at 6 Alexis Court, designated as block 54, lot 13.15.

Bob Rushton made a motion to approve, which was seconded by John Juliano

Roll call was as follows:

Bob Rushton – Yes, Matt Blake- Yes, John Juliano – Yes, Mike Iskander – Yes, Chariman Maugeri – Yes, Dave Glanfield – Yes, Beth Sawyer - Abstain

New business of Adam and Erin Taliaferro requesting bulk variance approval for property located at 208 Dominic’s Court, designated as block 54, Lot 7.05.

Mayor Schwager and Deputy Mayor Rizzi recused themselves.

Adam Taliaferro was sworn in.

Mr. Taliaferro presented a power point which discussed why they are requesting the variance, pictures of their residence and the proposed footprint of the new additions.

The new additions to the home would be a one car garage attached by a breezeway on the right side of the house and an addition to the left side of the house for the purpose of installing an elevator.

A variance is only required for the garage as it would encroach 15 feet into the property's 20 foot side yard setback.

Mr. Taliaferro explained the most important reason they are requesting the variance is to make the home handicap accessible.

Mr. Taliaferro continued by stating their current two car garage would act as his handicap accessibility to their home. It would not fit a van, a lift and Mrs. Taliaferro's car. That is the purpose of the additional garage; to allow Mrs. Taliaferro to have a place to park her car and add storage.

Mr. Taliaferro concluded his presentation by stating they want to make the home handicap accessible because they want to live in Woolwich for the remainder of their lives.

Sue O'Donnell asked for clarification on the left side of the house with the proposed addition for the purpose of an elevator.

Chairman Maugeri responded that he does not need a variance for that.

Tim reviewed his letter.

Matt Blake asked Tim if there is a swale near the property line.

Tim responded that it does look like there is a swale down the property line.

Chairman Maugeri voiced his concern that the garage addition will disrupt the swale and current drainage.

Mr. Taliaferro responded stating that from everything he has been told, the drainage won't be an issue.

Erin Taliaferro was sworn in.

Mrs. Taliaferro stated that they are not expanding the driveway into the swale.

Chairman Maugeri explained that the garage will be.

Tim chimed in saying he could shed light on the discussion of the swale.

Tim and the board members further discussed the swale.

Mike Iskander asked Tim how long the breezeway is.

Tim responded in the direction of 12 feet.

Chairman Maugeri asked the Taliaferro's if they checked to see if they can do this within the ordinance, without a variance.

Erin Taliaferro answered this is the only way it would fit after working with the contractor and architect.

Matt Blake asked if the length of the breezeway is absolutely necessary.

Mrs. Taliaferro responded yes.

There was further discussion about potential revisions to the placement and layout of the proposed garage.

John Juliano asked why now.

Mr. Taliaferro responded with a few reasons stating it is getting tougher for him to get up and down the stairs, it's part of one big project including the elevator addition, and it is most cost efficient to do it all at once. He added that they have saved the money to do this and since they have a two year old and another on the way, this is the best time for them to make this possible.

Sue O'Donnell asked what the real challenge is with the swale and if the new garage would encroach.

Tim responded with his opinion the back right corner would be just resting on the slope.

Tim clarifies the swale is not on the property line, it is a little bit shifted onto the Taliaferro's property.

Tim and the board members discussed the position of the swale in relation to the property line and proposed garage.

Matt Blake asked if the development has common storm water features.

Tim replied yes at the intersection there is a roadside swale.

Matt Blake stated that he wanted to be sure he understood the effects of the storm water runoff the garage would create being that close to their neighbors.

Chairman Maugeri chimed in stating they have to be sensitive to what their change would do to their neighbors.

Dave Glanfield asked if the garage will be guttered and in what direction the water will be sent; front or back.

Mrs. Taliaferro stated they are willing to do whatever is best.

Mike Aimino stated it would have been helpful if the applicants engineer had been there. The main problem that everyone is having is the five feet to the property line and the driveway going into the swale. The board is struggling with whether or not this will cause a disruption.

Mike Aimino asked if the applicants would be willing to continue this matter and give their engineer and opportunity to sit down with Tim and go through the issues with a little more detail. They can report back to the board to provide more of a comfort level as to what the swale is going to look like and whether or not they can move the garage a foot or two. He continued to explain they do not have to re-notice to postpone it until the next meeting.

Chairman Maugeri added ask the engineer if there is any way to get the garage moved closer to the house.

Tim stated he will not be here at our next meeting.

Mrs. Taliaferro explained they will be unable to attend the meeting when Tim returns as her baby is due.

Chairman Maugeri explained they wait until they can meet again or they render a decision tonight.

Mike Aimino suggested moving it to the next meeting and having Tim send someone to attend in his absence.

Tim chimed in stating he is not concerned with the grading and he believes that can get worked out. He further explained if the garage was shifted some then it would not encroach in the swale.

Chairman Maugeri stated his issue is it being five feet from the property line.

There is further discussion as to why the breezeway and its length are necessary.

Chairman Maugeri asked what year the deck was built.

Mr. Taliaferro responded 2014

John Juliano asked if the deck could be removed to put the garage further back

Mrs. Taliaferro responded no as it has foundation footings.

Chairman Maugeri asked if this project was anticipated when they installed the deck.

Mr. Taliaferro responded that it was not anticipated until he started having issues.

Mr. Taliaferro asked to make sure that he understands that the choice is to vote now and see what the outcome is, or come back in a month.

Chairman Maugeri clarified to come back when their engineer has looked at the grading and ask if they are able to move it any closer to the house. Come back with more engineering or ask for a decision tonight.

Mrs. Taliaferro asked if they get a decision tonight and it is a no, is it over at that point.

Chairman Maugeri responded yes.

The board takes a 5 minute recess at 7:54pm and returns at 7:59pm.

Mr. Taliaferro stated they are willing to do whatever is needed to make the board feel more comfortable.

Mike Aimino chimed in to explain the process of continuing the application. They will waive any statutory time period by which the board has to make a decision until the next meeting. We will not require additional notice and in the meantime your engineer and Tim can get together.

John Casella suggested they go forward tonight and make it a condition.

Chairman Maugeri stated he is not comfortable with five feet.

Mike Aimino explains there are many members of the board who have a problem with the five feet.

Mrs. Taliaferro and the board members discuss more options for the proposed garage with no definitive result.

Chairman Maugeri stated tell your engineer the concerns of the board; the swale, drainage and proximity to the property line. Asking for a variance to go from 20 feet to five feet is a big deal especially going towards your neighbor's house. See if the engineer can reconfigure it.

Mike Aimino stated for purposes of the record they asked for a continuance, they will be waiving any statutory time periods under the MLUL until the next meeting which will be October 5th and the board will not require them to notice. This was all in agreement.

John Casella made a motion to open to the public seconded by John Juliano. All were in favor.

With no comments from the public John Casella made a motion to close the meeting to the public seconded by Sue O'Donnell. All were in favor.

With nothing else on the agenda Sue O'Donnell made a motion to adjourn seconded by John Juliano. All were in favor.

The JLUB Special Business Meeting adjourned at 8:06

Respectfully submitted,

Julie Iacovelli

Joint Land Use Secretary

Minutes not verbatim

Audio recording on file