

A meeting of the Township of Hamilton Zoning Board of Adjustment was held on the above date with Chairperson, Robert J. Campbell, Sr., presiding. Members present were Charles Cain, Wayne Choyce, Eduardo Freire, Kathi Lentz, Werner Raff, & Frank Tomasello. Alternates present were Elaine Valentino & David Grassi. Also present was Robert Watkins of Mott Associates, Zoning Board Planner; Charles Endicott of Polistina Associates, Zoning Board Engineer; Robert A. Cooper, Esq., Zoning Board Solicitor; and Steven Maimon, Zoning Officer.

The Statement of Compliance was read.

Announcements - Mr. Campbell, Sr. announced that regarding the Wal-Mart application litigation, a court hearing is scheduled to be held on December 16, 2009. He stated that Robert Campbell, Jr., Esq., representing the Board, is unable to be present at the hearing, and our current Solicitor, Robert Cooper, Esq., has agreed to fill in for him. Mr. Cooper confirmed to the Board that he will be there.

Mr. Campbell, Sr. announced that Mr. Cooper has prepared a memo in reference to some questions raised by some of the Board Members regarding inherently beneficial uses. Mr. Campbell stated that all of the Board Members have received a copy.

Chairperson, Robert Campbell, Sr. announced that he would be stepping down from the first application of the agenda this evening for Hamilton Township Municipal Utilities Authority, due to a conflict of interest. He stated that Vice-Chairperson, Werner Raff, will be presiding for this application.

Hamilton Township Municipal Utilities Authority – Solicitor, Robert Cooper, verified that proof package has been executed properly. Zoning Board, Vice-Chairperson, Werner Raff, presided over this application.

Anne Schreiber, Esq., attorney representing the applicant was present, as well as Ronald Curcio of Adams, Rehmann, & Heggan, engineer for the applicant, & Steven Blankenship, Executive Director of the HTMUA.

Ms. Schreiber informed the Board that they are requesting a variance to allow the placement of fencing for security purposes within a 40' front yard setback on Block 994, Lot 48, located on Nineteenth Street in the IBP zone.

Mr. Ron Curcio informed the Board that this is the well #6 site. He stated the site is only 100' deep and there is also a water tower located in the back. He testified that from a security standpoint, the Authority will be addressing fencing on all of their facilities for security purposes. He noted they are proposing a 6' high fence with barbed wire on top and vinyl clad. Mr. Tomasello asked if there were security issues at this site. Mr. Steven Blankenship replied that they have not had any instances yet, however, this is a site where there is a school with students and they feel it would be better to secure it at this time. He noted that the State Motor Vehicle facility is located across the street from the site. He stated there are no employees present at their well site during the day. He noted they are proposing a chain link fence or as an alternate proposal, a black chain link, vinyl covered, which may blend in better.

Mr. Freire stated he visited the site and there are no residential homes there and it is mostly wooded. He stated the proposed fence with a 1' setback seems to be appropriate for the area, and feels it would be a good idea.

Mr. Raff opened the hearing to public comment, and there was no response. Mr. Freire moved, seconded by Mr. Choyce, to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Tomasello moved, seconded by Mr. Cain, to grant a Variance to the Hamilton Township Municipal Utilities Authority, Block 994, Lot 48, App.# 22-09, to allow the erection of a chain link fence with barbed wire located within a 40' front yard setback, as testified to this evening, conditioned upon the applicant obtaining the necessary Zoning Permit & Building Permit, and any other approvals required.

ROLL CALL VOTE ON THE ABOVE MOTION:

MR. CAIN – AYE	MR. FREIRE – AYE	MR. TOMASELLO – AYE
MR. CHOYCE – AYE	MS. LENTZ – AYE	MS. VALENTINO – AYE
		MR. RAFF – AYE

SAID MOTION CARRIED.

Note: The following Board Members made the following comments regarding their vote on the above motion:

Mr. Tomasello - Yes, because this is within the Industrial Park surrounded by woods and it would be a good thing and not impair the Zone Plan.

Ms. Valentino – Yes, I agree with Mr. Tomasello.

Scott & Annika Bruggeworth – Public Hearing Continued. Mr. Cain announced that due to a conflict, he will recuse himself from the Bruggeworth application. Thomas Darcy, Esq., attorney for the applicant, was present, as well as applicant Annika Bruggeworth.

Mr. Darcy informed the Board that they have had a workshop meeting with the Zoning Board professionals. He stated they discussed doing a subdivision application by combining lots 29 & 31, which would be heard by the Planning Board. He stated that that were granted by the Planning Board, a use variance would no longer be required for the second story living quarters of the existing horse barn. He stated that following the workshop meeting, they immediately submitted a subdivision application, and Ms. Nancy Rainbow has scheduled it to be heard at the December 17th Planning Board meeting. He stated there are a couple of minor “C” variances needed, however, the Planning Board could address those variances.

Mr. Darcy stated he feels the better procedure would be to go before the Planning Board, however, they would like reserve their right to come back before this Zoning Board in the event they do not receive a favorable decision at the December 17th meeting. Some discussion ensued. Mr. Darcy stated that he would like to have this application postponed to the January 25, 2010 Zoning Board meeting so it would not be necessary to renotice, if that becomes necessary, and he agrees to waive the time extension.

Mr. Choyce moved, seconded by Mr. Raff, to allow the postponement of the application # 16-09 of Scott & Annika Bruggeworth, Block 983, Lots 31 & 29 to the January 25, 2010 Zoning Board meeting, with waiver of the time extension so it would not be necessary to renotice, in the event they do not receive a favorable decision from the Planning Board on December 17th, 2009.

ROLL CALL VOTE ON THE ABOVE MOTION:

MR. CHOYCE – AYE	MS. LENTZ – AYE	MR. TOMASELLO – AYE
MR. FREIRE – AYE	MR. RAFF – AYE	MS. VALENTINO – AYE
		MR. CAMPBELL, SR. – AYE

SAID MOTION CARRIED.

Note: The following Board Member made the following comment regarding his vote on the above motion:

Mr. Choyce – Yes, I feel this is the proper way to address this issue.

Arthur R. Oliver – Solicitor, Robert Cooper, verified that the proof package has been executed properly, and property taxes are current.

Applicant, Arthur Oliver, was present and informed the Board that he is requesting a variance to exceed permitted lot coverage to allow a 12' X 16' detached storage shed to remain on his parcel containing his existing single family dwelling located on Block 943, Lot 4.02, 4 Stone Walk. Mr. Oliver presented several photos of his site and the shed to the Board to view. He stated he is able to meet all other setback requirements for the shed.

Mr. Oliver stated he did submit a letter with recommendations from his engineer to the Board, however, he feels his engineer has gone a little overboard with his recommendations regarding the installation of a chamber system.

Mr. Oliver testified that the shed has been on his parcel for about 8 months. He stated he needed a shed to store his lawn and garden equipment and did not realize he required a permit. He noted he utilizes his existing garage for his cars. He stated he has never had any problem with drainage on his property.

Mr. Campbell opened the hearing to public comment, and there was no response. Mr. Choyce moved, seconded by Mr. Freire to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Campbell called upon Zoning Board engineer, Charles Endicott, to testify. Mr. Endicott reviewed his memo with the Board, noting the applicant is proposing a total of 10.16% impermeable lot coverage where 10% is allowed. He informed the Board that he, too, feels what the applicant's engineer has proposed is a little intensive. He noted he does not feel the shed proposes a major concern, however, it does require a variance to exceed the coverage. Mr. Endicott stated he would not have a problem if the Board grants this variance.

Mr. Freire commented visited the site and feels there is plenty of drainage on this site and does not have a problem with granting this variance.

Mr. Freire moved, seconded by Ms. Lentz, to grant a variance to Arthur R. Oliver, Block 943, Lot 4.02, App.# 18-09, for lot coverage to allow a 12' X 16' storage shed to remain on a parcel containing an existing single family dwelling, with maximum lot coverage not to exceed 11% +/- 1%, conditioned upon the applicant obtaining the required Zoning Permit & Building Permit, and any other approvals, if necessary.

ROLL CALL VOTE ON THE ABOVE MOTION:

MR. CAIN – AYE

MR. FREIRE – AYE

MR. RAFF – AYE

MR. CHOYCE – AYE

MS. LENTZ – AYE

MR. TOMASELLO – AYE

MR. CAMPBELL, SR. – AYE

SAID MOTION CARRIED.

Note: The following Board Members made the following commented regarding their vote on the above motion:

Mr. Cain – Yes, based upon Mr. Freire's and our engineer's comments regarding the site and the buffering.

Mr. Choyce – Yes, the applicant is requesting a minimal amount to exceed coverage, and based upon Mr. Freire's and our engineer's comments.

Mr. Freire - Yes, for the same reasons and I feel the proposed coverage will not have a significant impact on the storm water runoff.

Ms. Lentz – Yes, the applicant is requesting only to exceed lot coverage by a very small amount, and I see no harm.

Mr. Raff – Yes, I agree.

Mr. Tomasello – Yes, for the same reasons stated by Mr. Choyce.

Chris Sansone – Mr. Cooper verified that the proof package has been executed properly, and property taxes are current.

Applicant, Chris Sansone, was present, and informed the Board he is requesting a variance to exceed permitted lot coverage to allow the installation of an inground swimming pool with pavers on a parcel containing his existing single family dwelling on 4 White Hawk Way, Block 864, Lot 8.01.

Mr. Sansone presented several photographs for the Board to view which depicted the site and a swale to a drainage area. Mr. Sansone stated that has submitted a letter to the Board from his engineer regarding the lot coverage. Mr. Sansone he has already gone through the process of refinancing for the proposed pool and was not aware that he had a restriction regarding lot coverage. Mr. Freire asked if he had obtained permits for his existing deck, and Mr. Sansone replied, yes.

Mr. Maimon commented that if White Hawk Way was recognized as a scenic corridor, Mr. Sansone's 8,000 square foot driveway would be exempt and could be excluded regarding lot coverage, and he would only be requesting to exceed the lot coverage by 2.5%. He stated the proposed pool with pavers does comply with all setback requirements.

Some discussion ensued. Mr. Sansone stated that in addition to his home, he has a 24' X 32' pole barn and an 8' X 12' shed on the parcel. Mr. Freire stated he visited the site. He commented that if the proposed pool is rounded off to 32' X 24' and the pavers included, it would come to about 1,535 square feet. He noted it appears that 5,467 square feet (2.5%) lot coverage is permitted and a total of 6,746 square feet with the pool and pavers is proposed. Mr. Freire stated it appears the applicants require .6% to allow for the pool with pavers.

Mr. Campbell opened the hearing to public comment, and there was no response. Mr. Tomasello moved, seconded by Mr. Raff, to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBRS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Freire moved, seconded by Mr. Choyce, to grant a variance to Chris Sansone, Block 864, Lot 8.01, App.# 20-09, to exceed permitted lot coverage to allow the installation of an inground swimming pool with pavers on a parcel containing an existing single family dwelling, with the applicant granted an additional 1% +- ½% lot coverage to allow for the proposed pool with pavers, conditioned upon the applicant obtaining the necessary Zoning Permit & Building Permit, as required, and any other approvals, if necessary.

ROLL CALL VOTE ON THE ABOVE MOTION:

MR. CAIN – *NAY*

MR. FREIRE – AYE

MR. RAFF – AYE

MR. CHOYCE – AYE

MS. LENTZ – AYE

MR. TOMASELLO – AYE

MR. CAMPBELL, SR. – AYE

SAID MOTION CARRIED.

Note: The following Board Members made the following comments regarding their vote on the above application:

Mr. Choyce – Yes, I reviewed the Ordinance with Mr. Maimon, our Zoning Officer, and I find the small increase requested in impervious coverage to be acceptable in granting the variance.

Mr. Freire – Yes, I agree with Mr. Choyce. I visited the site and the house is in perfect harmony with the neighborhood, and I don't see any negative impact in granting this variance.

Mr. Tomasello – Yes, I too agree with the opinion of our Zoning Officer regarding the scenic corridor and the opinion of our Site Committee.

John & Kristina Ruggiero – Mr. Cooper verified that the proof package has been executed properly, and property taxes are current.

Applicant, John Ruggiero, was present and informed the Board he is requesting a variance to allow the installation of a 6' high fence in a portion of the front yard area of their existing single family dwelling located on a corner parcel (two front yards), located on 22 Darby Lane, Block 854.04, Lot 12.

Mr. Ruggiero presented several photographs of the site, as well as a picture depicting the proposed fence style. Mr. Ruggiero stated he would like to install the 6' fence for safety issues, noting he has two small children. He stated that due to the corner lot, he has two front yards and a 6' high fence is not permitted in the front yard. He noted he would construct it maintaining a 10' setback from the Abington Court side, as depicted on his submitted survey.

Mr. Campbell opened the hearing to public comment, and there was no response. Mr. Raff moved, seconded by Mr. Choyce, to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Choyce stated he visited the site and proposed fence is consistent with others in the neighborhood.

Mr. Freire moved, seconded by Mr. Choyce, to grant a variance to John & Kristina Ruggiero, Block 854.04, Lot 12, App.# 19-09, to allow the installation of a 6' high fence in a portion of the front yard area of 72' along the Abington Court side and along a portion of their property line from lot 13, with the applicant maintaining a 10' +/- 1' setback of the fence along the Abington Court side, conditioned upon the applicant obtaining the necessary Zoning Permit, as required, as well as any other approvals, if necessary.

ROLL CALL VOTE ON THE ABOVE MOTION:

MR. CAIN – AYE

MR. FREIRE – AYE

MR. RAFF – AYE

MR. CHOYCE – AYE

MS. LENTZ – AYE

MR. TOMASELLO – AYE

MR. CAMPBELL, SR. – AYE

SAID MOTION CARRIED.

Note: The following Board Members made the following comments regarding their vote on the above application.

Mr. Choyce – Yes, I feel the applicant has a hardship because it is a corner lot and he technically has two front yards, and he is maintaining a 10' setback with the fence from Abington Court.

Mr. Freire – Yes, for the same reasons that Mr. Choyce stated.

Mr. Tomasello – Yes, I feel the two front yards does create a hardship for the applicant, and a number of houses in the development have this type of fencing.

Mr. Campbell, Sr. – Yes, I feel the applicant has met all the criteria necessary.

Vuocolo River Beach Camp, LLC (James & Joyce Vuocolo) – Mr. Cooper verified that the proof package has been executed properly, and property taxes are current.

Attorney for the applicant, Brian J. Callaghan, Esq., was present, as well as the applicant's professionals, William Swiderski, Professional Planner & Engineer, & Robert Bolton, Licensed Architect. Mr. Callaghan stated that Mr. & Mrs. Vuocolo could not be present this evening, but were available by telephone, if necessary.

Mr. Callaghan presented several Exhibits to be presented to the Board this evening, and Mr. Cooper marked them as follows:

- A-1 Variance Plan
- A-2 Elevation Plan
- A-3 Certification from Joyce Vuocolo
- A-4 Booklet depicting buildings and layout of River Beach Campground

Mr. Callaghan informed the Board that the applicants are seeking a Use Variance with Waiver of Site Plan requirements, and several "C" Variances to allow the demolition of a bathhouse/laundry facility and to construct a new community building with a two-story dwelling above it for the Vuocolo's. He stated the site in a GA-L zone. He stated the proposed 3-story structure requires a variance and also signage variances for square footage, number of signs, and height of 7'.

Mr. Callaghan called upon William Swiderski, to testify. Mr. Swiderski explained the site to the Board, noted it is a very wooded site. He showed an aerial photo of the existing Campground and stated it contains 140 campsites. He stated the entrance to the site is on Mays Landing/Somers Point Road and it has existed for about 40 years. He stated it is a very unique site and it has River frontage. He testified there are several structures associated with the Campground and it consists of an existing store/office; a small guest house, & a bathhouse with a pool. He stated they would require a use variance to convert the existing bathhouse by demolishing the seventeen baths and replacing with just two baths and laundry room on the first floor and constructing the second and third story as a new single family dwelling above it. He stated each campsite now have their own bath facility. He stated the existing recreation building would be converted to a maintenance/storage structure which is badly needed.

Mr. Swiderski testified that the owners, Joyce & James Vuocolo, live at the site all year round and they have an autistic son residing with them, as well. He stated the proposed two-story dwelling is needed since they live there all year round.

He stated the intent of these proposals is to create a more convenient and updated facility and I feel these proposals meet the positive criteria and would satisfy the intent of the zone plan. Mr. Swiderski stated that the recreation area can be expanded and it would provide more open space and add to the recreational area of the site. Mr. Swiderski stated they would not be tearing down any existing trees and will not be creating any more impervious surfaces. He stated the proposals will not have any negative criteria and will not have any negative impact on the adjacent residents. He stated the site is operational from April 15th to October 15th – a seasonal use, and it provides open space and camping. He stated the site has good access with appropriate signage. He noted the two signs do require a setback of 1.56' and height variance. He stated the two signs are in their present location and they do not affect the site triangle. He explained the entrance and driveway to the facility to the Board.

Mr. Swiderski testified that the 38' X 56' existing Club House would become a maintenance/storage building. He noted it meets the height requirement – about 14' to the mid point of the roof. He stated the existing 2-story guest house is a single family residence for the maintenance man and his family. He noted it is a seasonal rental and they live there, get paid, and pay rent. He stated it consists of about 1500 square feet. He testified the current bath house consisting of 17 baths would be demolished and replaced with a community room with a couple of bathrooms and a laundry room, and the two-story residence above it for the Vuocolo's.

Mr. Swiderski stated that there are 140 licensed seasonal camp sites and there are several septic systems throughout the park. He noted most the same people come back each year to the sites.

Mr. Callaghan called upon architect, Robert Bolton, to testify. Mr. Bolton described to the Board the proposed first floor of the new building consisting of two bathrooms and a laundry room, and two-story dwelling above it. Some discussion ensued. Mr. Callaghan stated that the existing bedroom apartment behind the store would be strictly utilized for family and not a rental, and that could be made a condition of approval if the Board wishes. Mr. Bolton testified the proposal will be a big improvement to the facility with no negative impact. He noted there are only two owners and only one other employee.

Mr. Campbell called upon Zoning Board Engineer, Charles Endicott, to comment. Mr. Endicott reviewed his memo with the Board and recommended that the application be deemed complete. Some discussion ensued regarding the septic systems. Mr. Endicott stated that the County would address the septic and determine if it is adequate.

Mr. Tomasello moved, seconded by Mr. Choyce, that the application of Vuocolo River Beach Camp, LLC (James & Joyce Vuocolo) Block 1121, Lot 1, App.# 21-09, be deemed complete. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Mr. Endicott stated the application would require two "D" variances - one for the park to continue to exist with the utilization of the other buildings with the changes; and one for the new structure to replace the bath house with a community building with bathrooms and laundry room; and a 2nd & 3rd story as a residence for the owners of the park.

Mr. Campbell called upon Robert Watkins, Zoning Board Planner, to comment. Mr. Watkins reviewed his memo with the Board. He stated there is no negative impact with this expansion. He noted that a two and one half story structure is allowed, but they are proposing a 3rd story. Mr. Cooper reminded the Board that they could be certain conditions on this building if they approve it. Mr. Watkins stated that the testimony regarding the signage was sufficient. He stated that regarding the signage variances requested, one would be for the height of 7' where only 6' is permitted, and a continued use for the signage setback of 1.56'.

Mr. Campbell opened the hearing to public comment. Mr. Bruce Strigh was present and stated that this facility is a beautiful marina. He noted that some portions of the facilities are made available to the general public. Mr. Callaghan agreed. Mr. Strigh commented that the septic needs to be further addressed. Mr. Swiderski commented there are nine septic systems on this site and one is used for the bath house which now contains 17 bath rooms. Mr. Campbell stated that both of our Zoning professionals feel comfortable with the proposals by the applicant. Mr. Endicott commented that he is comfortable with this application because the applicant is not expanding the site. Mr. Campbell noted that the County will review the septic system and the applicant will have to get their approval.

Mr. John Pucci was present and questioned if a site plan is required because they are requesting the 3rd residence. Mr. Callaghan stated they are requesting a waiver of site plan requirements.

Mr. Edward Michael was present and stated that he has been involved with the Vuocolo's for quite some time and is in attendance this evening because they could not be present. He stated they have a 20 year old autistic son and they need better living conditions. He stated the guest house will be used by a maintenance person and the whole idea is to build the new home for themselves and their son could live sometimes in that guest house when the maintenance person is not there. He states the Vuocolo's are not attempting to create more residential units. Mr. Cain stated he is struggling with a 3rd residence on this property.

With no further public comment, Mr. Freire moved, seconded by Mr. Choyce, to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Some discussion ensued by the Board regarding the possibility of placing a deed restriction regarding conditions on the guest house. Mr. Callaghan noted that the guest house is not heated and seasonal and if the Board would like to place a condition on it, he would not object.

Mr. Choyce moved, seconded by Mr. Raff, to grant a "D" use variance to Vuocolo River Beach Camp, LLC (James & Joyce Vuocolo), Block 1121, Lot 1, App.# 21-09, to allow the existing Campground facilities with modifications by allowing the demolition of the bathhouse facility containing 17 bathrooms, and the reconstruction of a new 1st floor Community room containing a laundry room & bathrooms, with a new two-story single family residence above it occupied all year round by the owners of the facility; and to allow the seasonal guest house/office to be occupied from April 15th to October 15th by immediate family and not to be rented, conditioned upon the applicant obtaining all approvals required, if necessary, by any other outside agencies exercising jurisdiction; and obtaining all necessary Zoning & Building permits, as required.

ROLL CALL VOTE ON THE ABOVE MOTION:

MR. CAIN - <i>NAY</i>	MR. FREIRE – AYE	MR. RAFF – AYE
MR. CHOYCE – AYE	MS. LENTS – AYE	MR. TOMASELLO – AYE
		MR. CAMPBELL, SR. – AYE

SAID MOTION CARRIED.

The following Board Members made the following comments regarding their vote on the above motion:

Mr. Cain – No, I do not feel comfortable with a 3rd residence on the site.

Mr. Choyce – Yes, I feel the applicant has demonstrated the positive/negative criteria. It is an existing nonconforming use for many years and feel what is being proposed will not be detrimental to the Community. The location of the proposed 3-story structure will not even be seen by anyone. I feel the improvements being made will enhance the site and not have any significant negative impact.

Ms. Lentz – Yes, due to the size and location, I do not see any negative impact and I feel the applicant has explained it adequately and I am satisfied with the condition placed on the guest house.

Mr. Raff – Yes, I am satisfied that the applicant has demonstrated the positive/negative criteria and with the restrictions.

Mr. Tomasello – Yes, the applicant has been very limited with what they have had for all these years, and they are proposing to change only one building and I see no negative effect, and they have met the criteria.

Mr. Campbell, Sr. – Yes, I agree. The applicant has met the criteria.

Mr. Raff moved, seconded by Mr. Tomasello, to grant three “C” Variances for Signage to Vuocolo River Beach Camp, LLC (James & Joyce Vuocolo), Block 1121, Lot 1; App.# 21-09, for the following: Variances to exceed the height to allow 7’ height for two existing signs; & Variance for signage setback of 1.56 ft. for one sign; conditioned upon the applicant obtaining Zoning & Building Permits, as required.

ROLL CALL VOTE ON THE ABOVE MOTION:

MR. CAIN – AYE	MR. FREIRE – AYE	MR. RAFF – AYE
MR. CHOYCE – AYE	MS. LENTZ – AYE	MR. TOMASELLO – AYE
		MR. CAMPBELL, SR. – AYE

SAID MOTION CARRIED.

The following Board Members made the following comments regarding their vote on the above motion:

Mr. Choyce – Yes, I fee the signs improve the safety and visibility at the facility.

Mr. Tomasello – Yes, I agree. The signage needs to be adequate and they are appropriately placed and should not be a problem.

Mr. Tomasello moved, seconded by Mr. Raff, to grant a Waiver of Site Plan Requirements to Vuocolo River Beach Camp, LLC, Block 1121, Lot 1, App.# 21-09, to allow the demolition and reconstruction of a new 2-story single family dwelling above a newly constructed one-story Community Room of Proposed Clubhouse on an existing Campground facility, conditioned upon the applicant obtaining all necessary Zoning & Building permits and other approvals, if necessary, from any other agencies exercising jurisdiction.

ROLL CALL VOTE ON THE ABOVE MOTION:

MR. CAIN – AYE	MR. FREIRE – AYE	MR. RAFF – AYE
MR. CHOYCE – AYE	MS. LENTZ – AYE	MR. TOMASELLO – AYE
		MR. CAMPBELL, SR. – AYE

SAID MOTION CARRIED.

The following Board Members made the following comments regarding their vote on the above motion:

Mr. Cain - Yes, based upon the comments of our Professionals.

Mr. Choyce – Yes, I agree, based upon the recommendations of our Professionals.

Mr. Tomasello – Yes, I agree with Mr. Choyce.

Public Comment – Mr. John Pucci was present and commented that he received a use variance from this Board. He stated that his neighbor across the street lodged complaints against him and several Members of this Board and its Professionals.

Mr. Pucci stated he wanted to inform the Board that he received a letter that the ethics complaint against him was dismissed. Mr. Pucci asked about residential uses and how they were defined. He stated only R-9 and R-22 are listed as residential. Some discussion ensued. Mr. Cooper explained that it may be a question for the Planning Board.

With no further public comment, Mr. Freire moved, seconded by Mr. Raff, to close the public portion of the hearing. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Adjournment – Mr. Choyce moved, seconded by Mr. Raff, to adjourn the Zoning Board of Adjustment meeting. SAID MOTION CARRIED WITH ALL MEMBERS VOTING "AYE", NO "NAY", NO "ABSTAIN".

Respectfully submitted,

Jeanne C. deVecchis, Secretary
Zoning Board of Adjustment