

Chairman Nanson called the meeting to order and the Administrative Officer read the opening statement.

ROLL CALL: The roll call showed the following members present: Matthew Hughes, James Moretti, Thomas O'Donnell, Glenn Cantor, Matthew Gonzalez and Wendell Nanson. Richard Mertens and Paul Sayah were excused. Jose Orozco arrived at 7:56 p.m. Since Mr. Mertens was not in attendance, the Chairman asked Mr. Cantor to act as Board Secretary for this meeting.

Also in attendance were Board Attorney, Ronald Troppoli, Charles Cunliffe, Board Engineer, Jennifer Beahm, Board Planner, Matthew Howard, Director of Land Use and Eileen Rubano, Board Secretary

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES: There were no minutes to approve at this meeting.

VOUCHERS: There were no vouchers to approve.

CORRESPONDENCE: The Board Secretary announced that she had correspondence from Salvatore Alfieri, Attorney for Bennett Road Associates, asking the Board to carry the application from tonight's agenda to April 13, 2020 and he granted the Board an extension of time to act on the application through April 30, 2020. The Chairman carried the application for members of the public.

The Board Secretary also informed the members about the upcoming training session for Board Members and said she would be sending an email reminder. She asked all members to check their calendars and let her know as soon as possible if they would be attending so she can register them.

SWEARING IN OF BOARD PROFESSIONALS: Charles Cunliffe, Jennifer Beahm, and Matthew Howard were sworn in by Board Attorney Troppoli.

RESOLUTIONS:

- a. **BA15-19X / Gross and Gross Associates, LLC**

Mr. Hughes made a motion to memorialize the resolution granting a Second One-Year extension of time on their Preliminary Major Subdivision approval. Motion was seconded by Mr. O'Donnell and carried with Messrs. Hughes, Moretti, O'Donnell and Cantor voting to memorialize.

APPLICATIONS BEFORE THE BOARD:

- a. **Case No. BA19-18 / Mary Ellen Evans**

Mary Ellen Evans, Applicant and Owner, was duly sworn and said she was seeking a variance to build a house on the property.

Ms. Beahm informed the Board that Evans Lane is a paper street with a 12' wide improved driveway off of Casino Drive, opposite Ketchum Road. The applicant is looking to demolish the existing home and build a three bedroom home which is modest in size. Since this is an unimproved street she needs Board approval.

Ms. Evans testified that her family has lived on the property for over 80 years and she has been living there for 42 years. The driveway has been the same 12' width since she can remember. She also said it does not connect to anything but ends at her property. She said there are a total of four homes on Evans Lane and none have direct access off Casino Drive. Two of those homes are owned by the Evans family and they are responsible for maintaining the driveway, snowplowing, paving, cutting branches that overhang and moving the sides of the road.

Ms. Beahm reminded the Board that if we require this to be a full width roadway it becomes a public street and a Township issue.

There was some discussion regarding connecting Evans Lane to a future subdivision and Ms. Beahm suggested that Ms. Evans wait until the subdivision is started and if the developer wants to use Evans Lane, make them do the improvements and deed it to the Township. This way they would have to take care of the cost of everything.

Ms. Evans said she would like to install a gate on Evans Lane at the entrance to her property as people are always using the road for joy riding. Mr. Cunliffe informed her that she would need to install a Knox Box for emergency access. Ms. Evans agreed.

Mr. Cunliffe informed the Board that this property is in the ARE-2 zone but for lots in existence prior to 1981, which this lot is, they only have to conform to the ARE-1 standards. She meets the lot frontage but since it is not on a public street she needs Board approval. Mr. Cunliffe asked if Ms. Evans would have any issue with making her driveway 20' wide from Evans Lane to where her driveway splits. He said it doesn't have to be asphalt, just something that would be able to handle emergency vehicles. Both Ms. Beahm and Mr. Cunliffe made suggestions on how that could be achieved and Ms. Evans said she would comply.

Mr. Cunliffe also suggested the future garage and elongated porch in the rear be covered by this application and said he takes no exception to the granting of the application as they are well under impervious coverage. He also asked about well and septic and Ms. Evans said they will be abandoning the current septic system and putting in a new one. She is also getting rid of the propane tank as the house will be all electric. Mr. Cunliffe said she will need Freehold Soils approval as the disturbance is greater than 5,000 sq. ft.

Mr. Cunliffe went over the plat requirements that need to be done and said Ms. Evans also needs a technical waiver for curbs and sidewalks. There are none in the area now and he took no issue with the Board granting relief. The Board also felt that she did not have to make any contribution to the sidewalk fund. Mr. Cunliffe said they will also need to waive the requirements for street trees and lighting since it is only a paper street.

Ms. Evans asked about waiving the water and sewer fees and she was informed that the Board cannot do that, only the Council can.

Chairman Nanson opened the hearing up for members of the public and since no one appeared, the public portion was closed.

Mr. Troppoli asked for confirmation of where the gate was going and Chairman Nanson said there was a comment from the Fire Bureau that needed to be addressed. Ms. Beahm said she believed that since Ms. Evans committed to widening her driveway to 20 feet, it would be sufficient for the Fire Bureau.

Mr. Hughes made a motion to approve the application for bulk variance for a single family dwelling on an unimproved road for Ms. Evans. Motion was seconded by Mr. Moretti and carried with Messrs. Hughes, Moretti, O'Donnell, Cantor, Gonzalez and Nanson voting for the motion.

Mr. Moretti made a motion to adjourn the meeting. Motion was seconded by Mr. O'Donnell and carried. Meeting adjourned at 8:20 p.m.

**Respectfully submitted,
Eileen Rubano, Recording Secretary**

NOTE: A CD or DVD of this meeting is available on request.