

February 4, 2020 Zoning Board of Adjustment

Pursuant to the "Open Public Meeting Act," The Sentinel and the South Jersey Times were notified of this meeting. A public notice was posted in the Municipal Building. The meeting of the Township of Franklin Zoning Board of Adjustment was called to order by the Chairman, John Gravenor at 7:00PM with the following members present: Mr. Iglesias, Mr. Gaetano, Mr. DeCesari, Mr. Ketchum, Mr. Garofalo, Mr. Schiavone and Mr. Gravenor. B. Michael Borelli, Solicitor is present and Steve Nardelli, Engineer is absent as his presence was not required. Absent: Mr. Leo and Mr. Schiavone, one vacant seat. Mr. Gravenor led in the flag salute. Mr. Gravenor seats Mr. Garofalo in the absence of Mr. Schiavone and Mr. Ketcham in the absence of Mr. Leo.

AGENDA

Approve Minutes 1/7/2020

Approve Secretary's Report 1/31/2020

Approve Resolutions: ZB19-05 Visconti Brothers Prop, LLC ZB19-09 Austin Caple

Applications:

ZB19-10 George W. Harper B5901 L12 C Variance Oversized garage Main Road

ZB20-01 Michael S. Beck B2303 L24 B5701 L47 C Variance Oversized Garage Hall Avenue

Correspondence

Adjourn

Minutes 1/7/2020

Upon a motion by Mr. DeCesari, seconded by Mr. Gaetano, all in favor, to approve minutes of 1/7/2020 meeting as presented. Motion passed.

Applications:

ZB19-10 George W. Harper B5901 L12 C Variance Oversized garage Main Road

Mr. Borelli states all public notice papers are in order.

George W. Harper of 3048 Main Road is sworn in and states he wants to build a 30' x 50' steel garage by Shirk Manufacture, to store personal cars, Kuboto tractor and household/lawn equipment. Mr. Harper has a log cabin and garage, which will have a green roof and brown siding and he also has a 20' x 19' shed. Mr. Harper wants to run electric for garage doors and heat garage.

Upon a motion by Mr. DeCesari, seconded by Mr. Gaetano, all in favor, to open public portion. Motion passed. Upon a motion by Mr. Iglesias, seconded by Mr. DeCesari, all in favor, to close the public portion. Motion passed.

Upon a motion by Mr. DeCesari, seconded by Mr. Gaetano, to approve ZB19-10 for 30' x 50 steel garage
RCV: Mr. Iglesias, yes; Mr. Gaetano, yes; Mr. DeCesari, yes; Mr. Ketcham, yes; Mr. Garofalo, yes; Mr. Gravenor, yes. Motion passed.

ZB20-01 Michael S. Beck B2303 L24 B5701 L47 C Variance Oversized Garage Hall Avenue

Mr. Borelli states all public notice papers are in order.

Michael Beck and Cheryl Beck of 1609 Hall Avenue are sworn in and Mr. Beck states he wished to build a 40' x 60' garage as he is a race car driver and has 3 race car trailers and 2 cars and a lot of stuff and wife also races. Mr. Beck builds his own cars and maintains them at Atco raceway. Mr. Beck provides ten pages of pictures, (Mr. Borelli marks all ten as Exhibit A-1).

Board members asked with this being a very large garage, could it be put further back on property away from the house, it would be less noticeable. Mr. Beck states it was not in their budget to take out trees.

Mr. Borelli raises the issue of newspaper notice being ample enough to get attention to have a neighbor come out without verbiage to say race cars for objection. Mrs. Rafuse states that applicant sent out the first two

pages which has more detail. Mr. Borelli states customarily what you see is what you would come in to question, as it raises concern for the Board.

Mr. DeCesari states the neighbors got the first two pages of the application

Mr. Beck states cars are muffled and usually the 2 big trailers and cars are at the track, 2-3 days they like to bring them home. They want to store tires and wheels inside with vehicles.

Upon a motion by Mr. DeCesari, seconded by Mr. Garofalo, all in favor, to open public portion. Motion passed.

Upon a motion by Mr. DeCesari, seconded by Mr. Garofalo, all in favor, to close public portion. Motion passed.

Upon a motion by Mr. DeCesari, seconded by Mr. Garofalo, to approve ZB19-10 for 30' x 50 steel garage conditioned on no outside storage, no gas storage, no commercial use, and based on all testimony-they will have electric and heat inside, if oil change done at home, it must be stored and disposed of properly.

RCV: Mr. Iglesias, yes; Mr. Gaetano, yes; Mr. DeCesari, yes; Mr. Ketcham, yes; Mr. Garofalo, yes; Mr. Gravenor, yes, reluctantly. Motion passed.

Resolutions

Upon a motion by Mr. DeCesari, seconded by Mr. Ketcham, all in favor, to approve Resolutions: ZB19-05 Visconti and ZB19-09 Austin Caple.

Secretary's Report

Upon a motion by Mr. DeCesari, seconded by Mr. Garofalo, to approve Secretary's Report in the amount of \$ 845.00 for the month of 1/31/2020.

RCV: Mr. Iglesias, yes; Mr. Gaetano, yes; Mr. DeCesari, yes; Mr. Garofalo, yes; Mr. Schiavone, yes; Mr. Gravenor, yes. Motion passed.

Correspondence No action

Adjourn

Upon a motion by Mr. DeCesari, seconded by Mr. Iglesias, all in favor, to adjourn the meeting at 7:27 PM. Motion passed.

Respectfully submitted,
E. Lynne Rafuse,
Zoning Board Secretary
Township of Franklin