

## **September 7, 2021 Tuesday 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 7:01 PM with the following members present: Mr. Garofalo, Mr. Gactano, Mr. DeCesari, Mr. Ketcham, Mr. Hammel and Mr. Iglesias. Absent: Mr. Leo and Mr. Falisi. B. Michael Borelli, Solicitor and Ed D'Armiento, Engineer are present. Mr. Gravenor led in the flag salute. Mr. Gravenor seats Andy Hammel in the absence of Mr. Leo.

### **AGENDA**

**Approve Minutes 8/31/21.**

**Approve Secretary's Report 8/3/2021**

**Approve Resolutions: ZB21-03 Fidelity Asset Management, LLC B401 L15 "C" Bulk Variance undersized frontage and acreage on Stanton Avenue**

**Applications: ZB21-04 John and Jamie Bonanno B5702 L26 C Variance Oversized Garage Marshall Mill Road**

**Correspondence**

**Adjourn**

**Approve Minutes 8/3/2021**

Upon a motion by Mr. DeCesari, seconded by Mr. Iglesias, all in favor, to approve Minutes of the 8/3/21 meeting. Motion passed.

**ZB21-04 John and Jamie Bonanno B5702 L26 C Variance oversized garage Marshall Mill Road**

**B. Michael Borelli** states all public notice papers are in order.

**John Bonanno** of 1258 Marshall Mill Road is sworn in and states he wants to put up a 44' x 80' pole barn to store his personal items.

**Ed D'Armiento**, Engineer from CME Engineering states if it exceeds stormwater management, footprint of building or just the additions. Mr. Bonanno states addition, concrete and barn.

Mr. Borelli states concrete and barn drawing is marked exhibit A-1.

Mr. Bonanno states Drawing shows asphalt as light gray along barn is concrete and is for private use, storage of 40' long trailer and this 75' in length. Property is ¼ mile deep.

Mr. Gravenor asks why not put barn further back and you do not have to put asphalt, but would recommend asphalt.

Mr. Bonanno wants concrete as he has heavy vehicles, if you slow down you will see it we have moved here three months ago and will have white siding with black roof.

Mr. D'Armiento asks 44 x 8 is concrete and proposed grading.

Mr. Hammel asks would big roof increase runoff.

Mr. D'Armiento states you can not disperse water runoff onto neighbors, is it grass and staying grass we are looking for how will this play out with maximum amount of runoff. Are there Architectural drawings.

Mr. Bonanno state he may want electric and plumbing for possible bathroom.

Mr. Darmiento states it is a potential issue with bathroom you will need to present to the County Health Dept.

Mr. Borelli points out Engineering letter, second page "C: vs "D" variance. Mr. Iglesias states use is legitimate. Mr. Gravenor is ok with use just would like to see it set back further.

**Jaime Bonanno** of 1258 Marshall Mill is sworn in and asks if there is a problem seeing barn from the Road.

Mr. Gravenor states yes. Mrs. Bonanno states it will be beautiful and the main reason for the size is to drive trailer straight through without having to back up. Mr. Bonanno states it will be 350' from the road, ground does get wet back there and it is not cleared. Mr. Bonanno state that he could go back another 80' but ground gets wet there.

Mrs. Bonanno states house sets back 250' and Mr. Bonanno states another 150' back to the barn.

Mr. Gaetano states with mobile home they have bathroom in it. Mr. Ketcham state the further you go back on property it is more costly with utilities.

Mrs. Bonanno states that they moved from West Deptford where they had under ¼ acre.

Mr. D'Armiento is in agreement with Mr. Borelli that this is a C Variance but testimony of a possible second floor, Will that be like a work plan storage, mancave, storage area. Mr. Bonanno states mancave, storage area and gym. There was discussion on drainage, it was stated that water drains to rear of property. Mr. D'Armiento states concern with impervious coverage and drainage.

Upon a motion by Mr. DeCesari, seconded by Mr. Hammel, all in favor, to open the public portion. Motion passed. No one to question or comment.

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

Mr. Borelli states the thought of granting it, it must have conditions. Mr. D'Armiento states conditions are a good idea.

Upon a motion by Mr. Gaetano, seconded by Mr. DeCesari, to approve "C" Bulk Variance ZB21-04 for oversized personal garage no commercial use, impervious coverage not exceeding ¼ acre and to provide plan showing impervious coverage and showing slopes.

Roll Call Vote: Mr. Garofalo, yes; Mr. Gaetano, yes; Mr. DeCesari, yes; Mr. Ketcham, yes; Mr. Hammel, yes; Mr. Iglesias, yes, Mr. Gravenor, yes. Motion passed. Mr. Bonanno thanks the Board.

#### **Approved Resolution**

Upon a motion by Mr. DeCesari, seconded by Mr. Garofalo, all in favor, to approve Resolution ZB21-03 Fidelity Asset Management. Motion passed.

#### **Approve Secretary's Report 8/3/2021**

Upon a motion by Mr. DeCesari, seconded by Mr. Ketcham, to approve Secretary's Reports for August, 2021 for \$1790.00. Motion Passed.

#### **Correspondence No action**

#### **ADJOURN**

Upon a motion by Mr. Garofalo seconded by Mr. Iglesias, all in favor, to adjourn the meeting @ 7:30pm. Motion Passed.

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