

floor plan constrains the ability to place any addition elsewhere on the site. The existing house is 1,060 square feet and the addition will only increase it to 1,802 square feet.

Mr. Raymond said the house will blend in with the neighborhood. He has an organic garden in the rear of the house and has also reforested the rear of the lot. The prior owner cleared the lot and had a nursery there.

Ms. Coppola opined that with regard to the front yard setback the applicant could argue C2 variance relief because the prevailing character of the area. Mr. Raymond's setback is about the same as all the houses to the south of his property and probably further setback than some of the houses across the street. There is no hardship in moving the addition back 2' to meet the setback requirement but it would serve no purpose since it is so de minimis.

Mr. Raymond said he would be planting some additional conifers to block the view of the property.

Ms. Coppola said the benefits would outweigh the detriments. The existing dwelling is extremely small and the proposed addition will modernize and enlarge the dwelling which will be an enhancement to the overall neighborhood. By improving the dwelling it may possibly prevent the 1-story dwelling from being raised and being replaced with a larger 2-story home. This would protect the housing stock variety in the Township. There will be no detriment to the zone plan and zoning ordinance. Even though the property is now subject to the R-2 standards the front yard setback variance is very de minimis and the prevailing character of the area seems to be more consistent with the 30' side yard setback.

The meeting was opened to the public. There being no public comment, a motion to close the public hearing was made by Mr. Petraske, which was seconded by Mr. Wilson. This was carried on the following voice call vote: Ayes (7) Nays (0) Abstentions (0)

Mr. Drill said that the only conditions would be the Board's standard conditions.

A motion to approve the application was made by Mr. Wilson, which was seconded by Mr. Woitach. This was carried on the following roll call vote:

Ayes: Drift, Francolini, Petraske, Sugden, Wilson, Woitach and Walker

Nays: None

III. CLOSED SESSION

Chairman Walker read two resolutions to go into closed session, one to go into closed session to discuss whether or not to adopt Resolution No. 2011-12 and one to discuss appointment of staff.

A motion to go into closed session to discuss whether or not to adopt Resolution No. 2011-12 was made by Chairman Walker, which was seconded by Ms. Covello. This carried on the following voice call vote: Ayes (7) Nays (0) Abstentions (0)

A motion to go into closed session to discuss the appointment of staff was made by Chairman Walker, which was seconded by Mr. Petraske. This carried on the following voice call vote: Ayes (7) Nays (0) Abstentions (0)

The Board went into closed session.

A motion to come out of closed session in both matters was made by Mr. Petraske, which was seconded by Chairman Walker. This carried on the following voice call vote: Ayes (7) Nays (0) Abstentions (0)

IV. RESOLUTIONS

Resolution No. 2011-12

Case BA-02-09

Block 8001 Lot 3

Preliminary and Final Major Site Plan with Use Variance

Applicant: Omnipoint Communications, Inc.

Mr. Drill noted that there is a deficiency in the applicant's escrow account. A letter was issued requesting additional money which has not been received by the Township. He advised the Board to adopt the resolution but direct the Planning Office not to sign the resolution until the escrow is received. The Board agreed.

A motion to memorialize the resolution was made by Chairman Walker, which was seconded by Mr. Francolini. This was carried on the following roll call vote:

Ayes: Gamache, Petraske, Woitach, Francolini and Walker
Nays: None

V. Appointment of Subcommittee

I. Site Plan/Subdivision Committee

This was carried to the next meeting.

VI. MINUTES

December 20, 2011 – Regular Meeting

A motion to approve the minutes was made by Chairman Walker, which was seconded by Mr. Petraske. This was carried on the following roll call vote:

Ayes: Walker, Gamache, Petraske, Woitach and Francolini

Nays: None

January 17, 2012 – Regular Meeting

A motion to approve the minutes was made by Chairman Walker, which was seconded by Mr. Wilson. This was carried on the following roll call vote:

Ayes: Francolini, Gamache, Petraske, Sugden, Walker, Wilson and Woitach

Nays: None

VII. OLD/NEW BUSINESS

A. Adoption of Procedures, Rules and Regulations Dated 1/27/2012 and the Resolution Memorializing said Adoption

This was carried to the next meeting.

There being no further business to come before the Board, the meeting was adjourned at 9:27 p.m.