

During the hearing a shed was depicted on the plan submitted by Mr. Walsh and the Board asked if he received prior approval for the shed, which did not meet the accessory structure setbacks, and is in the front yard. Mr. Walsh said the shed was there when he moved in but he recently replaced the shed which was dilapidated.

Because the land is owned by the State notification and approval must be obtained by the NJDEP, Natural and Historic Resources which was received on a letter from them dated January 30, 2015.

The Board had no further questions. Mr. Kaufhold opened to the public. No one from the public came forward. Mr. Kaufhold closed to the public.

A motion to approve the application with the required changes to include the shed was made by Ms. Shimamoto. The motion was seconded by Mr. Valentine. The following vote was taken:

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Mr. Valentine	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
Motion										√	
Seconded						√					
Aye	√	√			√	√	√			√	
Nay											
Abstain											
Absent			√	√					√		√

Motion carried.

Z07-2015, Kevin and Melissa Dean, 2 Cranberry Ledge Rd., Block 104 Lot 4, R5-Zone

Variance relief for a front and side yard setback for a second story addition to a single family dwelling, and variance relief for a side yard setback and proximity of an accessory structure to a principle structure to erect an 8' X 12' shed.

Kevin and Melissa Dean were sworn. Mr. Dean said they wish to construct a 1,300' second story addition on their existing structure to re-locate bedrooms and add more living space to the first story. He added that they propose an 8' X 12' shed for storage which does not meet the side yard setback and the setback to an accessory structure. Ms. Shimamoto asked about the size of the detached garage and if the second story is living space. Mr. Dean said no, it is used as storage.

Mr. Walsh made a motion to approve the application when Ms. Segal asked about the Environmental Commission comments about deed restricting the home to two bedrooms. There was Board discussion about that and some Board members believes that is the prevue of the Division of Health and added that since the number of bedrooms allowed is mandated by the septic records a deed restriction is unnecessary and an added expense to the homeowner. Mr. Dean said a letter from the County Division of Health was issued in 2009 stating that the home must remain two bedrooms. Mr. Walsh said he would rescind his motion if a deed restriction was imposed. Most of the Board agreed with Mr. Walsh. Mr. Senesky said that he can add language to the resolution about that.

The Board had no further questions. Mr. Kaufhold opened to the public. No one from the public came forward. Mr. Kaufhold closed to the public.

A motion was made by Mr. Walsh to approve the application with no condition about a deed restricting the home. The motion was seconded by Ms. Shimamoto. The following vote was taken:

	Mr. Riley	Mr. Morytko	Mr. Chozick	Ms. Raffay	Mr. Kaufhold	Mr. Valentine	Ms. Segal	Mr. Walsh	Mr. Gonzalez	Ms. Shimamoto	Chairman Shivas
Motion								√			
Seconded										√	
Aye	√	√				√		√		√	
Nay					√		√				
Abstain											
Absent			√	√					√		√

Motion carried.

REPORTS FROM COMMITTEES

- Township Council - No representative was present at this meeting.
- Environmental Commission – Ms. Shimamoto said they reviewed the Dean and Walsh application. They also discussed knocking a structure down to the foundation and the rules about that.
- Architectural Review Committee - Mr. Morytko said the next meeting is August 12.
- Open Space - Mr. Morytko said the meeting is on August 10.
- Board of Health – no representative was present at the meeting.

BILLS

Schenck, Price, Smith & King LLP (3 bills) \$1,186.50

A motion was made by Mr. Valentine, and seconded by Ms. Segal to approve Mr. Senesky's bills. All were in favor. Motion carried.

Harold E. Pellow & Associates, Inc. (7 bills) \$1,653.76

A motion was made by Mr. Valentine, and seconded by Ms. Segal to approve Mr. Stoner's bills. All were in favor. Motion carried.

PUBLIC COMMENT

Vice-Chairman Kaufhold opened to the public.

No one from the public came forward. Vice-Chairman Kaufhold closed to the public.

ADJOURNMENT

A motion to adjourn the meeting was made at 8:45 p.m. by Mr. Valentine and seconded by Ms. Segal All were in favor. Motion carried. The meeting was adjourned.

Respectfully submitted: *Cheryl White*