

Applicant proposes to construct a two-story garage with second floor home gym/recreation space.

Board Engineer Anello and Board Planner Leheny were sworn in to offer testimony on behalf of the Township.

Frederick Zelle, Esq. appeared on behalf of the Applicant.

Witnesses that remain sworn in to offer testimony on behalf of the Applicant:

Sten Nielsen, as Applicant
Tom Ellenberger, as Architect
Bill Hollows, as Engineer

An aerial photo was submitted and marked as Exhibit A-1.

Architectural plan in grey tones was submitted and marked as Exhibit A-2.

Colorized topographic survey was submitted and marked as Exhibit A-3.

A colorized site plan was submitted and marked as Exhibit A-4.

No members of the public were present to ask questions of the Applicant.

The Board was in recess from 9:32 pm to 9:40 pm.

During discussion, as the application is unique based on the age / historical significance of the existing home, the steep slopes within the property create a hardship to locate the proposed accessory structure in a different area of the property. The Board stated they appreciated all the stipulations the Applicant has agreed to and further agreed the proposed accessory structure would be a benefit to the value of the property thus having no detriments.

Upon motion made by Mr. Gianakis and seconded by Mr. Hain, the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Gianakis, Mr. Hain, Mr. Rosenberg, Mr. Lindeman, Ms. Brennan, Vice Chairman Johnson and Chairman Gerecht; they being all members present and eligible to vote.

Bulk Variance

Block 12204 / Lot 2 / Zone R-3

197 River Road

Application No. 22-11Z

Yuriy Symczyk

Applicant proposes to construct an in-ground pool in the rear yard of a single-family residence.

Board Engineer Anello and Board Planner Leheny were sworn in to offer testimony on behalf of the Township.

Yuriy Symczyk was sworn in to offer testimony.

An updated property survey was submitted and marked as Exhibit A-1.

No members of the public were present to ask questions of the Applicant.

During testimony, the Board agreed the lot is undersized for the zone and the in-ground pool will be a beneficial improvement to the property thus having no detriments.

Upon motion made by Mr. Rosenberg and seconded by Mr. Hain, the application was approved with conditions subject to a memorializing resolution by the unanimous votes of Mr. Rosenberg, Mr. Hain, Mr. Gianakis, Mr. Lindeman, Ms. Brennan, Vice Chairman Johnson and Chairman Gerecht; they being all members present and eligible to vote.

(9) Old/New Business –

Board Secretary Coonce suggested the next meeting for the Board scheduled for November 15, 2022 be held via Zoom as there are no pending applications ready to be scheduled for a hearing at this time; the Board agreed.

Additionally with regards to the Board's meeting dates, Board Secretary Coonce noted that no pending applications are ready to be scheduled for a hearing, so therefore the Board agreed to cancel the December meeting and the Board will meet in the new year on January 3, 2023 should an application be scheduled at that time.

(10) Adjournment – The Regular Meeting/Hearing was adjourned at 10:28 pm.

Respectfully submitted,



Debra Coonce
Zoning Board Secretary
Planning & Zoning Coordinator