

**Zoning Board Of Adjustment**  
**March 10, 2021**  
**Draft**

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**Meeting: Zoning Board of Adjustment**

**Date: March 10, 2021**

- I. Meeting called to Order
- 11. Pledge of Allegiance
- III. Open Public Meeting Act

IV. Roll Call

<b>Member</b>	<b>Present</b>	<b>Absent</b>
Ms. Bebeitich	X	
Mr. Borden		X
Ms. Radie	X	X
Ms. Sadlowski		X
Ms. Santori	X	X
Ms. Valentino	X	
Mr. Zahradnick	X	
Vice Chair Bimmer	X	
Chairman Gee	X	

V. **New Business:**

- 1. 2 Arlington Ave** Block 129.11 Lot 1; William and Susan Kline; Z-21-03  
Zone: Residential (R-1)  
Existing Use: Single Family Dwelling  
Proposed Use: Add New Inground Pool  
Application: Bulk or "c" variances for pool setback

Mr. William Kline was sworn in by Board Solicitor Kingsbury

Mr. Kline testified that the reason for the Zoning Application for the installation of an inground swimming pool is because their property is on a corner lot and the backyard does not meet the setback requirements for an inground pool. Mr Kline and the owner of Budd's Pools designed the new pool as best as they could to fit into their space. The proposed pool is 30' long, 16' long at the shallow end and 12' wide. There will be no diving board or slide. There will be a 1" coping and a 3' concrete apron. The house is built on a concrete slab. The pool depth will be 3 ½' to 5 ½'. The height of the new fence with gate will be 6' white vinyl privacy fence. Part of the fence will be 5' in height with a 1' lattice top. On the left side of the driveway there will

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be a 4' white vinyl fence. The back portion of the home is a chain link fence which is code and would be allowed.

Chairman Gee asked Board Members for questions.

Mr. Zahradnick asked about the link size on the chain link portion of the fence. Mr. Kline testified that it is 2 1/2 inch horizontally and it is vinyl coated.

Board Zoning Officer Glenn Carter stated that the fence requirements are approved by the Construction Office and they would have final say as to what is required.

The Kline's are seeking two side yard variances. On one side the code is 10', they are seeking 5', and on the other side they are seeking 8 1/2'.

The other variance is seeking a proposed 10' from the rear of the house where 12' is code.

Mr Kline testified as to the uniqueness of the property.

Chairman Gee asked Board Engineer McNulty about the proposed 10' from rear of home. Mr. McNulty has no concern because the home is built on a slab as opposed to a basement.

Chairman Gee opened the meeting to the Public.

There being none, Public Portion Closed.

Mr. Kline then asked if he could move the Pool Equipment to a different location than what is on the submitted plan?

Chairman Gee asked Board Solicitor Kingsbury would Mr. Kline have to reapply and "Notice" again.

Zoning Officer Carter said that he would have to reapply for a new variance.

Mr Kline decided to leave the equipment where it was proposed.

Chairman Gee asked Board Members for any additional questions?

There being none, would anyone like to make a motion to approve.

A Motion to Approve was made by Ms. Valentino, second by Mr. Bimmer, All Approve

### **2. 13 East Woodcrest Ave-** Block 129.14 Lot 4; Gregory Spitz, Z-21-04

Zone: Residential(R-1)

Existing Use: Single Family Dwelling

Proposed Use: Add New Front Porch

Application: Bulk or "c" Variance for front yard set back

Applicant Gregory Spitz was sworn in by Solicitor Kingssbury

Mr. Spitz testified that he would like to propose a 20' by 10' open porch. The setback code is 30', currently it is 27' now, and the proposed porch would put it at 17'.

Pictures were presented from various surrounding streets to show what he is proposing.

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Chairman Gee asked if any Board Members had questions.  
Solicitor Kingsbury would like to clarify the porch size 19' by 10', or 20' by 10'?

Chairman Gee asked what the notice said?  
Kingsbury said the notice said 20' by 10'.

Chairman Gee opened the meeting to the General Public.  
No Comments. Public Portion closed.

Engineer's Letter- Board Engineer testified that technically it is a covered porch.  
His main concern is drainage and impervious coverage.

Zoning Officer Glenn Carter testified that the property is well below the impervious coverage limits.

A Motion to Approve was made by Ms. Zahradnick, second by Ms. Valentino, All Approve

#### VI. Old Business:

Minutes: March 10, 2021

A Motion to Approve was made by Mr. Zahradnick, second by Chairman Gee, All Approve

Reports: Solicitor Resolutions:

1. 2021-ZB-02 42 North Pine Avenue Block 85; Lot 15; Bailey's Landscaping Amended Resolution to say 5" side yard setbacks next to Auto Body Shop, 10' Rear setbacks next to residential property for the Sea Boxes

Eligible Voters: Valentino, Bebitch, Bimmer, Zahradnick, and Gee

A Motion to Approve the Resolution was made by Mr. Zahradnick, Second by Mr. Bimmer, All eligible voters approve

2. 2020-ZB-01: 131 E Kings Highway- Block 17; Lot 4; BJ's Wholesale Clu; Bifurcated Application, approval of Site Plan; Z-21-02 subject to conditions and terms in the Resolution.

Eligible voters: Valentino, Bebitch, bimmer, Zahradnick and Gee

A Motion to Approve the Resolution was made by Mr. Bimmer, second by Mr. Zahradnick, All eligible voters approve.

VII. Adjourn: A Motion to Adjourn was made by Mr. Bimmer, Second by Gee, All Approve

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