

**JEFFERSON TOWNSHIP BOARD OF ADJUSTMENT**

**MONDAY, JULY 8, 2019**

**Presiding:** *Chairman VanderPloeg*  
**Secretary:** *Stephanie McCormack*

**Present:**  
Vice-Chairwoman Galfo  
Mr. Galfo  
Chairman VanderPloeg  
Mr. Bakera  
Ms. Fallon  
Mr. Jacoby

**Also Present:**  
Matt Pasada, Board Attorney  
Bill Gregor, Board Engineer  
Jill Hartmann, Board Planner

**Absent:**  
Mr. DiFrisco

**REGULAR MEETING:**

**APPLICATIONS:**

Leitzel	No. 08-19	Block 14, Lot 1 4 Sunset Terrace Bulk Area Variance
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**Mr. Babula**, the applicant's Architect, stated that Mr. & Mrs. Leitzel have decided to move the two-story addition portion of the project 90 degrees, so that it is on the same side of the house as the proposed covered deck. The variances they are requesting will remain the same.

**Mr. Senesky** commented that the MLUL states that plans have to be on file with the Board Secretary 10 days prior to any hearing. He then asked the architect if he had ever requested a "0" setback on any given project he has worked on.

**Mr. Babula** stated that he has only requested a "0" setback for commercial properties.

**Mr. Senesky** stated that he feels this will be a problem with the board members. He does not feel that this application can be heard at this meeting.

**Mr. VanderPloeg** swore in the applicants, their architect, and their contractor as the contractor distributed the new proposed plans to the board members.

**Ms. Catherine Leitzel** stated that she has received verbal approval from the neighboring property to have the proposed covered deck on the property line. She then informed the Board that the neighbor's house is approximately 500-600 feet away from the property line.

**Mr. Senesky** stated that the Board does not rely only on the word of neighboring property owners. The Board has to take all facts into consideration, especially since you and/or the neighboring property owner will not live there forever.

**Mr. Bill Leitzel** stated that they tried to purchase a portion of the neighboring property in order to alleviate the need for a variance, but it is owned by a five-family trust, and not all families agreed to sell them a piece of their property.

**Mr. Gregor** suggested that the applicants provide written documentation from the neighbor stating that they have no issues to having the proposed covered deck on the property line.

**Mr. Senesky** stated that it does not appear as though this application can move forward, and suggested that it be carried to the next meeting date.

**Chairman VanderPloeg** asked if they had received a copy of the Health Department report.

*They had not.*

**Mr. Senesky** recommended that we give the applicant's architect a few moments to determine whether or not an additional two weeks would be sufficient time to address the Health Department's concerns. He then asked Ms. McCormack if she had a copy of the attachment to the Health Department report.

**Ms. McCormack** stated she did not, but left to try and print out a copy.

**Mr. Gregor** stated that he will need a sealed copy of the plans in order to proceed with the application.

**Mr. Senesky** asked Ms. McCormack to forward a copy of the new plans to Pam Mancini when they are received. He also asked the applicant and their professionals to have a conversation with Ms. Mancini regarding the new plans.

**Chairman VanderPloeg** made a motion to carry the application to Monday, July 22, 2019, with no further notice or publication required. **Ms. Fallon** seconded the motion.

**In Favor: Chairman VanderPloeg, Vice-Chairwoman Galfo, Ms. Fallon, Mr. Jacoby, Mr. Bakera, and Mr. Galfo.**

**Mr. Gregor** asked the applicant to include the location of the new septic on the plans, in addition to the large tree that will be removed.

Pokorny

No. 05-19

Block 126, Lots 1 & 4

15 Route 181

Use Variance

**Chairman VanderPloeg** stated that an email was received from the applicant's Attorney requesting that the application be carried to Monday, July 22, 2019.

**Vice-Chairwoman Galfo** made a motion to carry the application. **Chairman VanderPloeg** seconded the motion.



**Mr. Chandler** stated the array would be approximately 15 feet above the top of the wall. The wall will actually be underneath the array.

**Mr. Silver** stated that there are no safety concerns with regard to touching the array.

**Mr. Gregor** asked for foundation design detail for the super structure.

**Mr. Silver** stated that the foundations would consist of concrete with rebar.

**Mr. Gregor** still required more detail on how the foundations would look on the site.

**Mr. Silver** stated that the foundations will be underground and stop at grade level.

**Mr. Gregor** voiced his concerns about vehicles striking the supports of the structure.

**Mr. Silver** stated that the concrete foundations will be 14" X 14" square.

**Mr. Senesky** asked if the parking plan would be changing.

**Mr. Hefe** stated that the parking plan would not be changing.

**Mr. Gregor** requested that the concrete foundations come above grade level by 2 feet.

**Mr. Senesky** asked if it would be feasible to install bollards around the columns.

**Mr. Silver** stated that idea was discussed and is possible, but he feels it would be more of a detriment to the parking area.

**Mr. Gregor** stated that there are two major concerns; the safety of the people/vehicles in the parking lot and the safety of the structure should one of the columns be hit by a vehicle.

**Mr. Hefe** stated that the applicant could paint the bottoms of the columns yellow and/or pour concrete 4 to 5 feet above grade level.

**Mr. Gregor** asked the applicant to show whatever they decide to do on the plans.

**Chairman VanderPloeg** suggested using some reflective tape on the concrete supports instead of painting the supports yellow.

**Mr. Gregor** continued to discuss the items in his report.

**Mr. Hefe** agreed to provide the requested information.

**Mr. Gregor** asked if a copy of the plans were sent to Emergency Services for review.

**Mr. Chandler** stated they did not, but Ms. McCormack will provide them with a copy for review.

**Mr. Bakera** stated that the fire department would not have a need to pull a fire truck underneath the structure, only the rescue squad.

***Chairman VanderPloeg opened the meeting to the public.  
The public portion was closed.***

**Vice-Chairwoman Galfo** made a motion to approve the application with the conditions as discussed. **Ms. Fallon** seconded the motion.

**In Favor:**      **Chairman VanderPloeg, Vice-Chairwoman Galfo, Ms. Fallon, Mr. Bakera, Mr. Jacoby, and Mr. Galfo.**

**APPROVAL OF THE MINUTES DATED JUNE 24, 2019**

**Chairman VanderPloeg** stated that the approval of the minutes will be carried to the next meeting on Monday, July 22, 2019.

**ADJOURNMENT:**

**Chairman VanderPloeg** moved to adjourn the meeting at 8:44 PM.  
**Ms. Fallon** seconded the motion.

**In Favor:**      **All.**

***Respectfully submitted,***

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***Stephanie McCormack, Board of Adjustment Secretary***