



MINUTES

MERCHANTVILLE JOINT LAND USE BOARD

Borough Hall Council Chambers
1 West Maple Avenue, Merchantville, NJ 08109
Tuesday, April 10, 2018, 7:30pm

1. **CALL TO ORDER.** The meeting was called to order at 7:30pm.
2. **PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE.** The Chairman led the pledge of allegiance and moment of silence.
3. **ROLL CALL.** The following Board members were in attendance: Chairman Patrick Brennan, William Lammey, Councilman Griffin Kidd, James Urricchio, Jessica Stewart, Eric Benjamin, Louis Fiume. Also present were Matthew Madden, Esq., Board Solicitor, Mara W. Wuebker, PP/AICP, Community Development Director, and G. Jeffrey Hanson, P.E., C.M.E., Board Engineer. Board members Stephen Selverian, Kevin Patti, Sean Fitzgerald, and Daniel Licata were absent.
4. **PUBLIC HEARING.**

Application# 2018-01

Sharon Hunter Nikolaus

27 Franklin Avenue, Bl:30 Lot 7; Zone: R2

Bulk variance to permit a 10 x 20 shed in residential rear yard

The Applicant presented testimony and responded to questions from members of the Joint Land Use Board regarding the application, with such testimony being provided as follows:

1. The Applicant seeks bulk variances permitting the construction of a ten foot by twenty foot (10' x 20') / two hundred (200) square foot shed at the rear of the Property.
2. The Property currently has a four hundred (400) square foot, two-car garage but the Applicant intends to park two cars in the garage and desires the shed for additional storage for residential lawn and garden equipment.
3. The shed will have a hip roof like the existing home and garage and will be architecturally consistent with the existing home and detached garage.

4. The shed will be similar in appearance to the rendering submitted with the application with the exceptions that there will be no windows, aluminum siding will not be used and the number and locations of door will be altered.
5. There will be approximately ten feet (10') between the existing garage and the shed, and will be at least 3' from rear property line and at least 6' from the side property line.
6. The Applicant is not aware of any storm water drainage issues impacting the Property or adjacent properties and has not witnessed the pooling of any water during rain events.
7. The Property is graded so it slopes from the neighboring property to the driveway on the Property.
8. The Applicant does not propose that the shed be serviced by electric or other utilities at this time.
9. The Applicant will comply with any applicable requirements and install the type of foundation, if any, required by code.

Mr. Hanson noted that the property is an undersized lot, measuring 8,040 square feet where the minimum lot area in the R-2 Zoning District is 12,000 square feet.

Mr. Madden advised the Board that the Applicants proposal would require 4 variances: allowing an excess over the maximum permitted building coverage (21.4% when 20% is permitted); accessory building coverage (7.5% when 7% is permitted) and total improvement coverage (48.8% when 40% permitted) along with a variance allowing the construction of a shed which exceeds the maximum permitted for secondary accessory buildings (200 SF when 100 SF permitted). He advised that the notices were in order.

The Board discussed that were the Property compliant with the minimum lot area requirement, the proposal would comply with the maximum building coverage, maximum improvement coverage and maximum accessory building coverage requirement and three (3) of the requested variances would not be necessary.

Upon Motion made by Councilman Griffin Kidd and seconded by James Uricchio, the Joint Land Use Board of the Borough of Merchantville approved the application.

The voting on the application was as follows:

Chairman Patrick Brennan:	Yes
William Lammey:	Yes
Councilman Griffin Kidd:	Yes
James Uricchio:	Yes

Jessica Stewart:	Yes
Eric Benjamin:	Yes
Louis Fiume:	Yes

5. APPROVAL OF MEETING MINUTES

A motion was made by Mr. Lammey, and seconded by Ms. Stewart, to adopt the minutes of the March 18, 2018 and January 19, 2018 meetings. The Board unanimously voted to approve the minutes.

6. PUBLIC COMMENTS. No members of the public were in attendance.

7. PROFESSIONAL COMMENTS. Ms. Wuebker recognized Ms. Stewart for completing her NJPO training; she received her certificate tonight. Mr. Licata, Mr. Fiume, and Councilman Kidd are registered for NJPO training on 4/28/18. Mr. Hanson advised that Board members will also need to do Municipal Separate Storm Sewer System (MS4) training, which is a new requirement. This training is intended for Board members who review major development projects for compliance with the requirements of the Stormwater Management rules. He will send the training information to the Board members.

8. BOARD COMMENTS. Board discussed future use of chrome books, rather than receiving hard copies of documents. Ms. Wuebker will try to arrange in time for the next Board meeting.

9. ADJOURNMENT Mr. Lammey made a motion to adjourn, which was seconded by Ms. Stewart. The Board voted unanimously to adjourn at 7:50pm.