

Ewing Township Zoning Board Meeting May 17th 2018

An Ewing Township Zoning Board Meeting was held in the Council room of the Municipal Building.

Mr. Greenberg opened the meeting and the following statement was read, "The notice requirements provided for in the open Public meeting act has been satisfied. Notice of this meeting was properly given in the resolution adopted by the Ewing Township Council on January 3rd, 2018, which was transmitted to the Times of Trenton and the Trentonian, and filed with the Clerk of the Township of Ewing, and posted in the Ewing Township Municipal Building all on the Third day of January 2018.

<u>Present</u>	<u>Excused</u>	<u>Absent</u>
Howard Greenberg	Richard Dey	
George Byrd	Channing Conway	
Mary Corrigan		
John Maloney		
Abelardo Consea		
Vernon Clash		
Frank Scangarella		

Also in Attendance

- Sharon Dragon - Attorney
- Mr. Miller - Engineer
- Chuck Latini -Planner & Zoning Officer

Minutes for March 15th approved
Motion made by Mr Clash
Seconded by Mr. Conesa

Lower Ferry Road LLC
1440 Lower Ferry Road
Block 225.02 Lot 51
IP-1 Zone

Applicant is requesting third one-year extension of the approvals originally granted by Ewing Township Zoning Board of Adjustments on March 16, 2006 and Memorialized by the Board on April 20, 2006 under Resolution 2006-Z-9 for Use Bulk Variance and waiver approval and Preliminary and Final Site plan approval regarding the Pennington Ewing Athletic Club's ("PEAC") use of the subject property. Pursuant to Resolution #2016-ZB-05 the Board granted a one -year extension through June 30, 2017 and pursuant to Resolution 2017-ZB-03 the Board granted a second one-year extension through June 30, 2018.

Mr Briehtler the Owner stated to the board he needs another extension, Mr Latini told the board he has no issues with this extension, there is no reason not to give it he will have to re-apply before the board if he needs another one this is third extension.

Ms Corrigan made a motion to Grant the Extension
 Seconded by Mr Clash
 All in Favor

No Public

Roll

Ms. Corrigan	YES
Mr. Clash	YES
Mr. Greenberg	YES
Mr. Conesa	YES
Mr. Scangarella	YES
Mr Byrd	YES
Mr Maloney	YES

6249

Hunter and Shannon Racz
515 Berwyn Avenue
Block 285 lot31 and 32
R-2 Zone

Applicant is requesting 2-foot variance to install 6-foot high fence on corner lot where maximum height permitted is-4 feet. Applicant is also requesting any other variance or waivers deemed necessary by the board.

The applicant told the board they had a house fire and trying to get it cleaned up as much as possible, the fence is to keep their dogs in and safe so they cannot jump the fence that is there now, it is a corner lot with four feet, it will be a solid fence, the applicant did talk to the neighbors, they have no problems with it, it will not be all the way to the corner because it will block the site triangle, the applicant is just replacing the 25 year old fence with extra height for his dogs, he will also add landscaping

Exhibit-A-1 were pictures on the phone showing the existing fence where is it located now, this was taken by the garage area,

Exhibit- A-2 showed the fencing along the side walk.

Mr Maloney stated there are issues with fencing along Pingree and Sutherland.

Mr. Latini stated there are no issues with the Site Triangle in this area even with 6 foot fencing; this is on the Pingree Side.

Public.

Mr .Space questioned if all applications that come before the board are all the same can all neighbors be approved, he was told each applicant is unique, each applicant has to have their own information for their own property.

The board had a discussion on this application.

Mr. Byrd made a motion to Grant 2-foot variance to install 6-foot high fence on corner lot where maximum height permitted is-4 feet. Also landscaping and shrubs to be added.

Seconded by Mr Conesa

Roll

Mr. Byrd	YES
Mr. Conesa	YES
Ms. Corrigan	YES
Mr. Clash	YES
Mr. Greenberg	YES
Mr. Scangarella	YES
Mr Maloney	YES

Submitted by Imelda Wollert