

**Resolution No.: 2019-15**

**RESOLUTION OF THE COMBINED PLANNING/ZONING BOARD OF  
ADJUSTMENT OF THE TOWNSHIP OF ELK, COUNTY OF GLOUCESTER,  
STATE OF NEW JERSEY, RESCINDING A CONDITION FROM A PREVIOUS  
APPROVAL GRANTING BULK VARIANCES TO ACCOMMODATE THE  
CONSTRUCTION OF A SWIMMING POOL TO HEINRICH & STEPHANIE  
DREYER (H/W), 211 WINESAP WAY, GLASSBORO, N.J. 08028 REGARDING  
PROPERTY LOCATED AT 211 WINESAP WAY AND BEING FURTHER  
SHOWN AS BLOCK 29.04, LOT 2 ON THE TAX MAPS OF THE TOWNSHIP  
OF ELK, APPLICATION NO.: ZB-19-04**

**WHEREAS**, Application No.: ZB-19-04 (the “Application”) was submitted before the Combined Planning/Zoning Board Adjustment of the Township of Elk, County of Gloucester, State of New Jersey (the “Board”) by Heinrich & Stephanie Dreyer (H/W), 211 Winesap Way, Glassboro, N.J. 08028 (the “Applicant”) for bulk variances to accommodate the construction of a swimming pool on property located at 211 Winesap Way, Glassboro, N.J. 08028 (the “Subject Property”) and being further shown as Block 29.04, Lot 2 on the Tax Maps of the Township of Elk (the “Township”); and

**WHEREAS**, the Applicant did appear, by way of Mr. and Mrs. Dreyer at a meeting and public hearing held by the Board on the Application on June 19, 2019 at 7:00 P.M., time prevailing, at which time did also appear Michael Neilio of Anthony & Sylvan Pools, 186 Bergen Ave., West Deptford, N.J. 08086 (the Applicant’s pool contractor), after which did Mr. and Mrs. Dreyer state that they was not represented by an attorney, professional planner or professional engineer, and that they did not wish to have the hearing adjourned to another date so that they could avail themselves of the opportunity to obtain the services of an attorney, professional planner or engineer, after which were Mr. and Mrs. Dreyer, and Mr. Neilio, sworn as to any testimony that they would give on the Application; and

**WHEREAS**, the Application was approved by the Board following a public hearing held on the Application, after which was Resolution No. 2019-13 adopted by the Board on July 17, 2019, which memorialized said approval; and

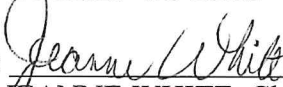
**WHEREAS**, Resolution No. 2019-13 had a condition of approval which required receipt of a letter from the Aura Homeowners Association (HOA) with language representing that any negative impact to the stormwater basin due to the added impervious coverage to the Subject Property as a result of the construction of the approved swimming pool, would be the sole responsibility of the Aura HOA (paragraph 8.(E), on page 10, of the Resolution); and

**WHEREAS**, subsequent to the Board's approval of the Application, the Applicant and their contractor were able to reduce the impervious coverage to the Subject Property that would result from the to-be-constructed swimming pool, to the extent that no negative impact would occur to the stormwater management basin in the development, and the same was agreed to by the Board's engineer;

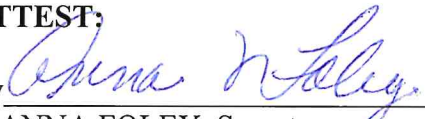
**NOW, THEREFORE, BE IT RESOLVED** by the Combined Planning/Zoning Board of Adjustment of the Township of Elk that paragraph 8.(E) on page 10 of Resolution No. 2019-13 is hereby rescinded. All other Conditions, Findings of Fact and Conclusions set forth in Resolution No. 2019-13, that are not otherwise contrary to the provisions in the herein Resolution, shall remain in full force and effect.

**THIS RESOLUTION WAS ADOPTED** at a regularly scheduled meeting of the Combined Planning/Zoning Board of Adjustment of the Township of Elk, County of Gloucester, State of New Jersey, on August 21, 2019 as a memorialization of the approval granted in the above referenced matter by the Board at its regular meeting held on August 21, 2019.

**COMBINED PLANNING/ZONING  
BOARD OF ADJUSTMENT OF THE  
TOWNSHIP OF ELK**

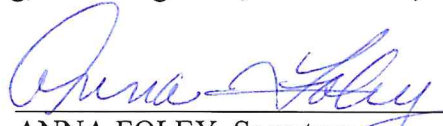
By:   
JEANNE WHITE, Chairperson

**ATTEST:**

By:   
ANNA FOLEY, Secretary

**CERTIFICATION**

I hereby certify that the foregoing resolution is a true copy of a resolution adopted at a regularly scheduled meeting of the Elk Township Combined Planning/Zoning Board of Adjustment, County of Gloucester, State of New Jersey held on the 21st day of August 2019 at the Township Municipal Building, 680 Whig Lane, Monroeville, N.J. 08343 at 7:00 PM, time prevailing.

  
ANNA FOLEY, Secretary