

Elk Township Combined Planning and Zoning Board

Regular Business Meeting October 18, 2023

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:05pm.

Roll Call:

Present: Mr. Afflerbach, Mr. Lucas, Mrs. Nicholson,
Mr. Richardson, Mr. Wolf (alt 1), Madam Chairwoman White

Absent: Mr. Goetsch, Mr. Hughes, Mr. McKeever, Mrs. Wheeler,
Mr. Swanson (alt 2),

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Madam Chairwoman White led the flag salute.

Approval of Minutes: August 16, 2023

*Mr. Richardson moved to approve the minutes of August 16, 2023,
Seconded by Mrs. White
With all other members in favor, the motion was carried.*

Old Business: None

New Business:

Heather Wilson, Bulk Variance for Accessory Building Size Blk 175 Lot 3, 1031 Elk Rd.
Application No. ZB-23-02. Completeness Hearing followed by Public Hearing

Heather Wilson and her husband, Michael Kuzma represented themselves at this hearing.

Michael Kuzma gave an overview of the need of Bulk Variance and stated that the 1800 square foot garage would be used to store Project Cars that he and his 13 year old son would work on together as well as home gym and storage space.

Michael Kuzma also stated that the garage would be used to store the families passenger car if they were to be out of town.

Michael Kuzma stated that the house on the property has no attic or basement for storage.

Board Planner, Candace Kanaplue of Bach Associates, referred to her letter dated October 10, 2023 and the Board's Engineer, Stan Bitgood of Bryson & Yates review letter dated September 11, 2023 regarding the following requested waivers:

Item #6 requires the name and addresses of witness.
This waiver is recommended for completeness only.

Item #21 requires a statement as to any application requirements for which a waiver is sought, together with a statement of reasons why waivers should be granted.
This waiver is recommended.

Item #22 requires a list of all requirements for which a waiver or variance is sought.
This waiver is recommended for completeness only.

Item #35 requires a table of existing and proposed zoning requirements.
This waiver is recommended.

Item #38 requires site photographs, which the applicant has provided.
This waiver is recommended.

Item #40 requires the location, design and dimensions of each new and existing structure and wooded area.
This waiver is recommended

Item #41 requires the locations of existing wells and septic tanks, which the applicant has provided.
This waiver is recommended

Item #53 requires the applicant to indicate any historic structures located within 200 feet of the property.
This waiver is recommended.

Item #55 requires contours at 20 foot intervals.
This waiver is recommended.

Item #73 requires the applicant to submit an LOI from the NJDEP, which the applicant has provided.
This waiver is recommended.

Both the Board Planner and Board Engineer have no additional items.

*Mr. Afflerbach moved to grant the waivers and deem the application complete.
Seconded by Mr. Lucas.*

Roll Call:

Voting in favor:

***Mr. Afflerbach, Mr. Lucas, Mrs. Nicholson, Mr. Richardson,
Mr. Wolf, Madam Chairwoman White***

Against: none

Abstain: none

6-0-0

Board Planner, Candace Kanaplue of Bach Associates, referred to her letter dated October 10, 2023 and the Board's Engineer, Stan Bitgood of Bryson & Yates review letter dated September 11, 2023 regarding the Technical Review:

Ms. Kanaplue stated that there will be no changes to the size of the home.

A 900 square foot garage is allowed in this Zoning District of Rural Environmental and the applicant is asking for a 1800 square foot garage.

Ms. Kanaplue asked the applicant if the garage is not to be used for living quarters to which the applicant replies Yes.

This property is a corner property with two front yards.

Mr. Bitgood asked if it was the plan to reduce the number of driveways from two to one.

The applicant stated that yes that was the plan moving forward to make one driveway on the Elk Rd side.

Mr. Bitgood stated that the common practice was to pave a driveway apron to which the applicant stated that would be done.

Mr. Bitgood asked if there was to be a bathroom in the garage.

The applicant stated that after much thought they would like to have a bathroom in the garage.

After some discussion, the applicant decided not to pursue approvals for a bathroom in the garage at this time.

Mrs. White asked what the square footage of the house on the property is.

The applicant stated that the square footage of the house is approximately 1700 square feet.

Mrs. White asked what the applicants need the room in the garage for.

The applicant stated that there would be two project cars being worked on in the garage as well as a home gym and storage.

Mrs. White asked if the garage was to be heated or conditioned.

The applicant stated they weren't sure yet.

Mrs. Nicholson asked the Board Professionals what the Ordinances were for heating or conditioning an outbuilding.

Ms. Kanaplue stated that there are no Ordinances for it.

Mrs. White asked why the applicant wants to build a larger than allowed garage.

The applicant stated that they are storing property off site and paying for that storage. They would also like to have easier accessibility to the stored items.

Mrs. White asked if 900 square feet would not be ample storage.

The applicant stated that two project cars, a home gym and storage would not fit into the allowable 900 square feet.

Ms. Kanaplue asked if this garage would be a one story structure.

The applicant stated yes, the garage would be a one story structure.

Mrs. Nicholson asked what side the garage doors would be on.

The applicant stated that the garage doors would be on the long side of the garage, the Elk Rd side.

Mr. Lucas moved to open the public, seconded by Mrs. Nicholson.
With all members in favor, ***the motion was carried.***

Mr. Lou Schomber of 457 Ewan Rd asked if this applicant wanted to put an 1800 square foot addition on the house, would they need a variance?

Ms. Kanaplue stated that due to Zoning Compliance Issues, a variance would be needed for a 1800 square foot addition on this property.

With no additional comments from the public, ***Mrs. White moved to close to the public, seconded by Mr. Lucas.*** With all members in favor, ***the motion was carried.***

Mr. Afflerbach moved to grant a Bulk Variance for a garage to Heather Wilson at 1031 Elk Rd, seconded by Mr. Lucas.

Roll Call:

Voting in favor: Mr. Afflerbach, Mr. Lucas, Mrs. Nicholson, Mr. Richardson, Mr. Wolf

Voting Against: Mrs. White

Against: 1

Abstain: None

5-1-0

Mr. Afflerbach moved to enter into our General Public Portion, seconded by Mr. Richardson With all members in favor, the motion was carried.

Mrs. Ethel Ashenfelter of 787 Clems Run asked why trucks are entering and exiting 836 Clems Run and why they are permitted to be operating a business out of their home.

Mrs. White stated that Resolution 2022 – 14 passed in November of 2022 gave a 3 year Variance to park Moving Trucks at the residence but no business shall be conducted at the residence.

Mrs. Ashenfelter asked why she was not notified of the Variance Application.

Mr. Bitgood stated that if she is not within 200 feet of the property she would not have received a notification.

Mr. Taylor stated that she call the Elk Township Zoning Officer, Clint Nicholson and make him aware of the actions going on at the residence at 836 Clems Run.

Mrs. White stated that pictures of the actions going on at 836 Clems Run could be helpful to the Zoning Officer.

Ms. Darlema Bay of 507 Arch Street asked what is going on with the property at 565 Buck Rd with the Truck parking.

I stated that the matter is under investigation with the Zoning Officer of Elk Township.

Mrs. Nicholson moved to close the General Public Portion, Seconded by Mr. Lucas.

With all members in favor, the motion was carried.

Correspondence: None

Adjournment:

*Mr. Afflerbach moved to adjourn, seconded by Mr. Lucas.
With all members in favor, the motion was carried.*

Adjournment time: *8:02 pm*

These minutes are a brief summary of the proceedings that took place during the Elk Township Planning & Zoning Board meeting held October 18, 2023 and should not be taken as verbatim testimony.

Respectfully submitted,

Ann Marie Weitzel, Board Secretary