

WASHINGTON TOWNSHIP
ZONING BOARD OF ADJUSTMENT

September 12, 2016 Minutes

The Washington Township Zoning Board of Adjustment was called to order by Mike Sauter, Zoning Board Chairman at 6:03 PM.

1) Flag Salute

2) Sunshine Law

This is a regular meeting of the Washington Township Zoning Board of Adjustment. Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. In addition, notice of this meeting was given to the Township Clerk.

3) Oath

4) Roll Call

- a. **Members Present:** Mr. Bennis, Mr. Dougherty, Mr. Guidotti, Mr. Flaiano, Mr. McNaughton, Mr. Sauter
 - i. **Members Absent:** Mr. Wisniewski
 - ii. **Alternates Present:** Mr. Dollarton, Mr. Halpin
 - iii. **Absent:** None
- b. **Council Liaison:** Mr. Fazzio was not in attendance.

5) Swearing in Professionals

6) Applications

- a. **Mack, 48 Lawrence Lane, Block 6.04 Lot 10, Escrow# 1048, Bulk Variance.** Ms. Mack testified she is seeking a bulk variance for rear and side yard setbacks to allow for an in ground pool. Mr. Petrongolo advised the property is a corner property and he asked why the pool couldn't be moved more towards the Mississippi side. Toni Williamson, owner of The Pool Store testified there is a patio on the left side and the applicant picked the smaller pool for her property. Mr. Sauter made a motion to open to the public/2nd Mr. Bennis. No public participation. Mr. Sauter made a motion to close to the public/2nd Mr. Bennis. Mr. Petrongolo supplied exhibit A; aerial photo of neighborhood. He advised this is a hardship because

of the size of the lot. The pool will be 10' from the building. Mr. Flaiano made a motion to approve/2nd Mr. Bennis. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.

b. **R28-2016 Kennedy**, 143 County House Road, Block 15 Lots 12.03 Escrow# 1047. Use Variance. Mr. Kennedy testified he is seeking a use variance to allow a pole barn on his property. Mr. Petrongolo advised the board the applicant is expanding a pre-existing non-conforming use. Mr. Kennedy advised the pole barn will be 24 x 36. He has no garage or shed and he is currently using his living room to store everything. Pole Barn will meet all setbacks. House was built in 1964 and has always been residential. He is not changing the use of the property. The pole barn will have 10' legs with a 14' peak height. Mr. Bennis made a motion to open to the public/2nd Mr. Flaiano. No public participation. Mr. Sauter made a motion to close to the public/2nd Mr. Bennis. Mr. Guidotti made a motion to approve/2nd Mr. Bennis. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.

c. **Manolopoulos, 257 Salina Road, Block 36 Lot 1, Escrow# 1042. Use Variance.** The applicant requested a postponement until the October 3, 2016 meeting date.

7) **Old/New Business** Mr. Guidotti advised the board he listened to the Heritage Valley Senior Center Care Facility Application so he could participate in future discussions and applications.

8) **Open Meeting to the Public:** Mr. Guidotti made a motion to open to the public/2nd Mr. Flaiano. No public participation. Mr. Sauter made a motion to close to the public/2nd Mr. Bennis.

9) **Minutes**

July 2016 Minutes - Mr. Guidotti made the motion to approve/2nd Ms. Sauter. Roll Call: All in Favor

10) **Resolutions**

a. **R27-2016 J.G.K. Irrevocable Trust, 4 Walnut Ave, Block 55 Lot 8, Escrow# 1039. Use Variance. Roll Call:** 6 Affirmative, 0 Objections, 1 Abstain. Motion Approved.

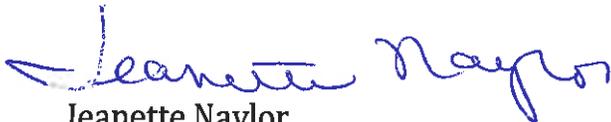
- b. **R28-2016 Kennedy**, 143 County House Road, Block 15 Lots 12.03 Escrow# 1047. Use Variance. **Roll Call:** 7 Affirmative, 0 Objections, 0 Abstain. Motion Approved.

11) Adjourn

Mr. Guidotti made a motion to adjourn the meeting/2nd Mr. Bennis.
Roll call: All in favor. Meeting adjourned.

These minutes are a brief summary of the proceedings that took place on 9/12/2016 and should not be taken as verbatim testimony.

Respectfully submitted,



Jeanette Naylor

Zoning Board of Adjustment Secretary

Cc: Mayor
Business Administrator
Council
Township Clerk
Tax Assessor
Director of Community Affairs
File