

## **MINUTES**

The meeting was called to order at 7:00 p.m. by Chairman Jason Banonis.

### **Roll Call**

Present at the meeting were Chairman Jason Banonis, Vice Chairman Lachlan Peeke, and Board Members Austin Kunsman and Jay Lazar. Secretary Keith Easley were absent. The Solicitor, George A. Heitzman, was present.

### **Minutes**

The Board had before it for approval the minutes of the meeting of September 21, 2015. Mr. Peeke moved to accept the minutes as submitted. The motion was seconded by Mr. Kunsman and passed by a vote of 4 to 0.

### **Bills**

The Board had before it for approval a bill from the Morning Call for advertising the meeting of September 21, 2015, the Court Reporter's bill for attendance at the meeting of September 21, 2015, and the Solicitor's invoice for the month of September, 2015. Mr. Peeke moved to pay the bills as submitted. The motion was seconded by Mr. Kunsman and passed by a vote of 4 to 0.

### **Variance Appeal of Daniel C. & Judy M. McGillis - Variance 17-15**

Chris Garges, the Zoning Officer, was sworn and testified that Applicant would like to construct a 120 ft<sup>2</sup> accessory structure (shed) which will not meet

the required 10' setback on the side and rear property lines. The lot is located in an R12 zoning district and is approximately 8,200 ft<sup>2</sup> (0.188 ac) in size. The property contains a single family dwelling, a driveway, and a walkway. Applicant will need approximately 7' of relief from the rear yard setback of 10' required by §180-47C. Applicant will need approximately 4' of relief from the side yard setback of 10' required by §180-47B.

Mr. Garges further noted that this lot is two thirds of the size that is now required under current zoning, as 12,000 ft.<sup>2</sup> is required.

The variance appeal was properly posted and advertised and Township Council considered the matter and took no action.

Mr. and Mrs. McGillis told the Board that they had nothing to add to Mr. Garges' presentation. There was no one in the audience who wished to be heard concerning the matter. Mr. Peeke moved, seconded by Mr. Banonis, to grant the requested variances, and the motion passed by a vote of 4 to 0

#### **Variance Appeal of Travis & Sally Ward - Variance 18-15**

Chris Garges informed the Board that Applicant had requested a continuance in order to allow additional time to work on the proposed plan. Mr. Kunsman moved, seconded by Mr. Banonis, to grant a continuance, and the motion passed by a vote of 4 to 0.

#### **Variance Appeal of Christopher L. Fluke - Variance 19-15**

Chris Garges, the Zoning Officer, having previously been sworn, testified that Applicant would like to construct a 30' x 40' attached garage which will not meet the required 40' front yard setback. The lot is located in an R40 zoning district and is approximately 0.55 acres (23,960 ft<sup>2</sup>) in size. The required minimum lot size in the R40 district is 40,000 ft<sup>2</sup>. The property contains a single family dwelling, an attached garage, and a driveway. Applicant will need

approximately 24' of relief from the rear yard setback of 40' required by §180-35A.

The variance appeal was properly posted and advertised, and Township Council took no action in the matter.

John DiDonato appeared on behalf of Applicant and stated he had nothing to add to Mr. Garges's presentation.

Mr. Lazar questioned Applicant noting that there would apparently be a hard left turn required to get into the garage. Applicant acknowledged that this was designed in that way so that the garage door would not face the street, and hence the garage would appear to be part of the house. He further stated that the existing garage would be converted into living space as the house is quite small. The proposed garage is to be used solely for residential purposes and will not be devoted to any commercial use whatsoever.

There was no one in the audience who wished to be heard concerning the matter. Mr. Kunsman moved, seconded by Mr. Banonis, to grant the requested variance, and the motion passed by a vote of 4 to 0.

#### **IESI Special Exception-SE 01-15**

Chris Garges informed the Board that Applicant had requested a continuance in order to allow additional time to work on the proposed plan. Mr. Kunsman moved, seconded by Mr. Peeke, to grant a continuance, and the motion passed by a vote of 4 to 0.

#### **Old Business**

There was no old business.

#### **New Business**

Mr. Garges told the Board that there are so far two applications to be heard

next month which involve variances from setbacks. These will be in addition to any continued matters that will be ready next month. Mr. Garges also noted that he will not be present next month but will arrange for someone to be there in his place.

**Adjournment**

There being no further business before the Board, Mr. Peeke moved, seconded by Mr. Kunsman, to adjourn the meeting. The motion passed by a vote of 4 to 0 and the meeting adjourned at 7:15 p.m.

Respectfully submitted,

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George A. Heitzman  
Solicitor