

**SPARTA TOWNSHIP
ZONING BOARD OF ADJUSTMENT
MEETING OF APRIL 11, 2018**

The Zoning Board of Adjustment Meeting of the Township of Sparta was held in the Sparta Township Municipal Building and was called to order by Chairman Wilbur Goldschmidt at 7:30 PM, with announcement that adequate notice of this meeting had been given to the public and the press under provision of the “Open Public Meetings Act”.

Members Present: William Makowitz, Thomas Molski, Tim Parker, Ellen Maloney, Randy Burke, Michael Jozefczyk, Kenneth Laury, Richard LaRuffa and Wilbur Goldschmidt

Members Absent: none

Others Present: Christopher Quinn, Esq.
Maureen R. Donnelly, Zoning Officer

**SCHEDULED APPLICATIONS:
EILEEN HICKEY # 1-18
JESSICA MCGROVER # 7-18**

MINUTES APPROVED:

Mr. Laury made a motion to approve the minutes of March 28, 2018. Dr. Parker seconded the motion and the roll was as follows:

Mr. Makowitz	Yes	Dr. Parker	Yes
Mr. Molski	Yes	Mr. Jozefczyk	Yes
Mrs. Maloney	Yes	Mr. Laury	Yes
Ch. Goldschmidt	Yes		

RESOLUTION MEMORIALIZED:

Dr. Parker made a motion to memorialize the resolution Denying the Interpretation request for Lake Mohawk Country Club that the proposed site plan amendment does not constitute a change of use or expansion of a non-conforming use and requires a use variance in reference to 11 West Shore Trail decided on March 14, 2018. Mr. Makowitz seconded the motion and under discussion, Mr. LaRuffa amended the language in paragraph # 3 on page 2, this was accepted and seconded and Mr. Makowitz requested the word “District” be revised to “Zone” throughout the resolution. This change was also accepted and seconded and the roll was as follows:

Mr. Makowitz	Yes	Mr. Jozefczyk	Yes
Mr. Moski	Yes	Dr. Parker	Yes
Mr. Laury	Yes	Ch. Goldschmidt	Yes

Dr. Parker made a motion to memorialize the resolution Denying the Use variance request for Lake Mohawk Country Club # 2-18 to allow the parking lot to be used as a paid parking lot. Mr. LaRuffa seconded the motion and under discussion, Mr. LaRuffa requested the language in paragraph #3 on page 2 be amended and a modification to # 14 to add language to the last sentence, “potential loss of business and impacts to traffic.” This was accepted and

seconded and the roll was as follows:

Mr. Makowitz	Yes	Mr. Jozefczyk	Yes
Mr. Molski	Yes	Dr. Parker	Yes
Mr. Laury	Yes	Ch. Goldschmidt	Yes

Dr. Parker made a motion to memorialize the resolution granting a One Year Extension for the Site plan approval of Branzak Enterprises LLC # 6-18 relating to Block 29001 Lot 95 decided on February 28, 2018. Mr. Makowitz seconded the motion and the roll was as follows:

Mr. Makowitz	Yes	Mr. Jozefczyk	Yes
Mr. Burke	Yes	Dr. Parker	Yes
Mr. LaRuffa	Yes	Ch. Goldschmidt	Yes

PUBLIC HEARING:

Chairmen Goldschmidt announced that the application for Jessica McGrover #7-18 has been adjourned to May 23, 2018 with no further notice.

**EILEEN HICKEY # 1-18
19 MAPLE PARKWAY**

Eileen Hickey, the Applicant was sworn in to testify.

Ch. Goldschmidt asked the Applicant if she objected to the members of the Board who reside in Lake Mohawk hearing the application?

Ms. Hickey had no objections. She explained that she had major renovations done to the property in 2012. There was an old fence on the property line that was collapsing and they needed to add soil and build a wall to hold up the fence. Five photos were submitted of the property and the fence which were marked as Exhibit A-1. She described the photos labeled A-D with some taken from her yard and one from the neighbors side, and explained that her side is higher and the excess dirt caused the fence to lean onto the neighbors' property and had to be straightened out. The old fence has cinder block underneath it and the Contractor advised her to install a wall. They removed some dirt and added additional cinder blocks. She was unaware that the wall setback requires five feet from the property line and is requesting a variance for the setback.

Mr. LaRuffa asked if the drainage pipe shown in Photo C was installed?

Ms. Hickey explained that the Contractor, Fullerton Landscape installed it.

Ch. Goldschmidt asked how long has the fence been there? He also asked if all the blocks and drainage are on her property?

Ms. Hickey replied the fence is from 2000 and is shown in the old photo. All of the blocks and drainage are on her property.

The Board discussed the photos and Ch. Goldschmidt asked if the wall is visible from the other side of the fence?

Ms. Hickey referred to Photo D and explained that she took the photo from East Shore Trail and it shows the view of the neighbor's side of the property with the fence straightened out and the blocks are not visible. She is not happy with the way it looks on her side and may cut off the corner of the block for appearances.

The hearing was opened to the public. No comments were heard.

Dr. Parker made a motion to approve a side yard variance for a wall to be located on the property line according to the plans and testimony provided. Mr. Laury seconded the motion and the roll was as follows:

Mr. Makowitz	Yes	Mr. Molski	Yes
Mr. Burke	Yes	Dr. Parker	Yes
Mr. Laury	Yes	Mr. LaRuffa	Yes
Ch. Goldschmidt	Yes		

Ch. Goldschmidt asked the Applicant if she wanted to waive the written resolution?

Ms. Hickey agreed.

Mr. Laury made a motion to waive the written resolution. Dr. Parker seconded the motion and all voted in favor.

With no further business, the meeting was adjourned at 8:00 PM.

Respectfully submitted,

Maureen R. Donnelly
Land Use Administrator