

**SPARTA TOWNSHIP
ZONING BOARD OF ADJUSTMENT
MEETING OF MAY 23, 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 Vice Chairman George Parker 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: Thomas Molski, Tim Parker, Michael Jozefczyk, Richard LaRuffa

Members Absent: Ellen Maloney, William Makowitz, Randy Burke, Kenneth Laury and Wilbur Goldschmidt

Others Present: Angela Paternastro-Pfister, Esq.
Maureen R. Donnelly, Zoning Officer

SCHEDULED APPLICATIONS:

IAN WEINTRAUB # 5-18

JESSICA McGROVER # 7-18

GERALD ANDREWS # 9-18

MINUTES APPROVED:

Mr. LaRuffa made a motion to approve the minutes of May 9, 2018. Mr. Molski seconded the motion and the roll was as follows:

Mr. Molski	Yes	Mr. Jozefczyk	Yes
Mr. LaRuffa	Yes	Vice Ch. Parker	Yes

PUBLIC HEARING:

Vice Chairman Parker announced that the application for Ian Weintraub # 5-18 will be rescheduled due to a notice issue.

JESSICA MCGROVER # 7-18

119 EAST SHORE TRAIL

Jessica McGrover and Josh LaGrave were sworn in to testify.

Ms. McGrover explained that she purchased the property a year ago and since then has done a lot of work to the home including floors, a new roof and chimney. The application is to install a new shed in the side yard to replace the older one in the rear of the property. She described the older 2 bedroom, one bathroom home which was built in 1929 and does not have a basement or garage. The shed is needed for storage of lawn equipment, bicycles and tools. She referred to the survey of the property and described the lot which has two front yards with limited space on the other side of the house due to the septic system. The shed will be 10 feet from the house to meet the building codes, but will be from 1 to 3 feet from the side property line due to the angle. There is also an older fence along that side of the property line which is falling down and will be removed and replaced with a new wood fence. She further explained that the fence encroaches onto the neighbor’s property and the new fence will remain on her property.

Dr. Parker asked who calculated the impervious coverage and if there are any photos of the property?

Ms. McGrover stated that half of the shed will be located on the existing driveway and the coverage will be 29.95%. Her neighbor did the calculation since he works in the engineering field. She took some photos in April of this year and provided copies which were submitted as Exhibit A-1 and A-2. A-1 is the view from her car in the driveway to the covered porch in the front and the photo on the back is the view of the proposed shed location. A-2 is the view taken from the road of the neighbors' property on the left. It indicates the setback of their house is much further back from the property line. The photo on the back is the view of the neighbor's yard and indicates the distance to his home from the old fence.

Mr. Molski asked if she considered building a garage instead?

Ms. McGrover explained that she did not want to construct a permanent foundation and structure and the shed can be placed on crushed stone. The shed will also match the style and colors of the house and look nicer.

Mr. Molski asked if she considered a smaller shed and also asked how will the shed be maintained without going on the neighbor's property?

Ms. McGrover explained that the shed is pre-built with a shingled roof and won't require any maintenance or painting. The size is due to the lack of storage in the home and a smaller one would look out of place. In addition, there is a 3 foot setback for most of the distance and only the corner is 1 foot from the property line.

Dr. Parker asked if two cars will be able to park in the driveway?

Ms. McGrover replied yes.

Mr. LaRuffa asked if there is sufficient space to get any machinery in the back yard if needed?

Ms. McGrover stated there is 10 feet.

Mr. Jozefczyk asked if the shed will have electric or water?

Ms. McGrover replied no.

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

Mr. LaRuffa made a motion to approve a variance for the shed to be located 1 to 3 feet from the property line and an impervious coverage variance of 30% for the installation of a new shed according to the plans and testimony provided. The old shed will be removed and the new fence will be relocated on the Applicant's property. Mr. Jozefczyk seconded the motion and the roll was as follows;

Mr. Molski	Yes	Mr. Jozefczyk	Yes
Mr. LaRuffa	Yes	Vice Ch. Parker	Yes

GERALD ANDREWS # 9-18

7 ROCKY TERRACE

Glenn Gavin represented the Applicant and requested an adjournment to the next meeting due to the lack of five Board members to hear the height variance. The application was adjourned to June 13, 2018 without further notice.

With no further business, the meeting was adjourned at 8:05 PM.

Respectfully submitted,

Maureen R. Donnelly
Land Use Administrator