

MINUTES
MT. EPHRAIM LAND USE BOARD MEETING
Borough Hall Court Office
121 S Black Horse Pike, Mt. Ephraim, NJ 08031
Monday, March 13, 2023, 7:30pm

1. **CALL TO ORDER.** Robert Carter called the meeting to order and stated the meeting was advertised and notices posted in accordance with the “Open Public Records Act.”
2. **PLEDGE OF ALLEGIANCE.** All persons present, stood for the pledge of allegiance.
3. **ROLL CALL** – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Thomas Maxwell, Robert Carter, Anthony Stagliano, Michael Marrone, Douglas Morgan, Rocco Vespe, present. Jason Kerns, absent.
4. **Calendar of Old Business**

Resolution – Berger – 508 W Kings Hwy., Mt. Ephraim

Steve Eggert made a motion to approve resolution, Michael Schiavo seconded the motion.

Roll Call – Kim Beebe, Michael Schiavo, Steve Eggert, Robert Carter, Douglas Morgan, all voting yes.

5. **CALENDAR OF NEW BUSINESS**

Beth Marlin swears in Rocco Vespe and Michael Marrone

Application on Meccariello – Pool Variance – 65 Remington Avenue, Mt. Ephraim

Robert Carter – had the applicant state name and address for the record.

Chris Meccariello – 65 Remington Avenue, Mt. Ephraim

Robert Carter – Tara did you receive all notices.

Tara Weiss – yes.

Beth Marlin – swears in the applicant. Beth lets the applicant know to give a description of what they are purposing to do on the property.

Chris Meccariello – he explains he lives on the corner of Market and Remington, the zoning code for a pool would be 25ft from property line, we are asking for a 10 ft setback exception for our pool from the fence that is already existing.

Beth Marlin – the reason why you need to put it in that position rather than somewhere else that would meet the setbacks.

Chris Meccariello – there is a tree on the other side of the property in the rear yard and there is also a shed on that side as well, plus we wouldn't get much sun and there would be tons of debris falling into the pool from the tree.

Mayor Tovinsky – any questions anyone.

Rocco Vespe – this will be an above ground pool.

Chris Meccariello – yes above ground pool.

Rocco Vespe – how deep will it be?

Chris Meccariello – I believe its 4ft.

Rocco Vespe – is there a fence around the pool.

Chris Meccariello – yes, we already have a 6ft fence around the property.

Mayor Tovinsky – he has done tons of improvements to his property, and it looks amazing.

Douglas Morgan – no one will be able to see it.

Beth Marlin – ok so the variance is because it's a corner lot, and it's considered to have two front yards with a corner, and the front yard setback in that district is 25ft. So, the hardship to you is that if you put it where you're supposed to according to the code, you're either on a tree or under a tree.

Chris Meccariello – yes that is correct, that is our last mature tree in the yard, and we would like to keep it.

Robert Carter – any other questions from the board, hearing no, do we have members of the public, hearing no, do we have a motion.

Michael Schiavo made a motion to approve the variance, Commissioner Gies seconded the motion.

Roll Call: Mayor Tovinsky, Kim Beebe, Commissioner Gies, Michael Schiavo, Steve Eggert, Thomas Maxwell, Robert Carter, Anthony Stagliano, Michael Marrone, all voting yes.

Wawa – 602 N Black Horse Pike – Site Plan Application

Application is being postponed until the May 8th meeting at 7:30 PM.

6. **Professionals Comments – N/A**
7. **Board Comments – N/A**
8. **Public Comment – N/A**
9. **MOTION TO ADJOURN THE MEETING, ALL VOTING IN FAVOR.**