

MINUTES
MT. EPHRAIM LAND USE BOARD MEETING
Borough Hall Court Office
121 S Black Horse Pike, Mt. Ephraim, NJ 08031
Monday, July 10, 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, Michael Schiavo, Steve Eggert, Thomas Maxwell, Robert Carter, Douglas Morgan, John Saban, present. Commissioner Gies, Anthony Stagliano, Michael Marrone, Jason Kerns, Rocco Vespe, absent.
4. **Calendar of Old Business**

- **Resolution – 414 N. Black Horse Pike, Mt. Ephraim**

Steve Eggert made a motion to approve the resolution, Thomas Maxwell seconded the motion.

Roll Call – Mayor Tovinsky, Kim Beebe, Steve Eggert, Thomas Maxwell, Robert Carter, Douglas Morgan, all voting yes.

- **Resolution – 500 N Black Horse Pike, Mt. Ephraim**

Steve Eggert made a motion to approve the resolution, Thomas Maxwell seconded the motion.

Roll Call – Mayor Tovinsky, Kim Beebe, Steve Eggert, Thomas Maxwell, Robert Carter, Douglas Morgan, all voting yes.

- **Resolution appointing Land Use Board Attorney and Engineer**

Robert Carter made a motion to approve the resolution, Michael Schiavo seconded the motion.

- **Resolution approving the 2022-2023 Annual Report**

Robert Carter made a motion to approve the resolution, Michael Schiavo seconded the motion.

Roll Call: Mayor Tovinsky, Kim Beebe, Michael Schiavo, Steve Eggert, Thomas Maxwell, Robert Carter, Douglas Morgan, all voting yes.

5. **CALENDAR OF NEW BUSINESS**

- **Oath of Office – John Saban – Alternate #4**

Application for variance for shed – Cianchetti – 15 Gloucester Avenue

Joe Nardi – swears in the applicant. This application is to construct a 12x20 foot shed which requires variances.

Mr. Cianchetti – yes that is correct.

Joe Nardi – Tara, you have all proof of notice of publication and proof of service.

Tara Weiss- yes.

Joe Nardi – it appears that there are two variances that are required, one is the 20ft setback from another structure on the property, and what is required is 20ft and what you have proposed is 6ft from an existing garage and an existing shed, correct.

Mr. Cianchetti – that is correct.

Joe Nardi – also, the required ordinance for distance from the rear fence is at least 3ft and yours is proposed 2ft, correct.

Mr. Cianchetti – that is correct.

Joe Nardi – so in this application it is your burden and under the Municipal Land Use Law of New Jersey to prove to the satisfaction of the board, it is your burden to convince them that any benefit to be gained by granting the variance and deviating from the existing ordinance, in both instances is a benefit to the community overall, not a personal benefit to you but to the community and that there is no negative impact.

Mr. Cianchetti – so what we currently have is a 10x20 storage unit over in Westville, which has some of our stuff in it and they have with the pandemic and everything in the last several years keeps on raising the fees and it now has become more feasible and long term for us to go this route and construct on our property. Our property butts up to the new Bobby Ray's parking lot, so what I am proposing to do is just set it in between what I have existing, this will solve our storage problem and it will also provide privacy for us.

Douglas Morgan – so basically like a pole barn.

Mr. Cianchetti – yes like that.

Douglas Morgan – so it's a preconstructed shed that they just deliver to property.

Mr. Cianchetti – yes that is correct.

Steve Eggert – what will the height of the shed be.

Mr. Cianchetti – it will be 11 feet.

Robert Carter – will it be sided.

Mr. Cianchetti – yes, the shed will have siding.

Joe Nardi – what are the heights of the existing shed and garage you have.

Mr. Cianchetti – probably all around the same height.

Michael Schiavo – now will the existing garage and shed remain on the property.

Mr. Cianchetti – yes.

Joe Nardi – is there room to move the new shed up another foot in the front so you won't need a variance.

Mr. Cianchetti – I could, but it would make it easier for us.

Joe Nardi – to have more room in the front area than the back.

Steve Eggert – you can still get behind it to cut the grass.

Mr. Cianchetti – yes.

Douglas Morgan – I can assume you will not be storing any hazardous material in there.

Mr. Cianchetti – no we will not be storing any hazardous material in there.

Robert Carter – any other questions from the board?

Joe Nardi -ok hearing no questions from the board, I assume there are no questions from the public, since we have no public present, any member would like to make a motion.

Steve Eggert made a motion to approve the application for a variance for the shed, the motion was seconded by Thomas Maxwell.

Roll Call: Mayor Tovinsky, Kim Beebe, Michael Schiavo, Steve Eggert, Thomas Maxwell, Robert Carter, Douglas Morgan, John Saban, all voting yes.

6. **Professionals Comments – N/A**
7. **Board Comments – N/A**
8. **Public Comment**

9. **MOTION TO ADJOURN THE MEETING, ALL VOTING IN FAVOR.**