

MINUTES
MT. EPHRAIM LAND USE BOARD MEETING
Borough Hall Court Office
121 S Black Horse Pike, Mt. Ephraim, NJ 08031
Monday, August 14, 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, Steve Eggert, Robert Carter, Anthony Stagliano, John Saban, present. Michael Schiavo, Thomas Maxwell, Michael Marrone, Douglas Morgan, Jason Kerns, Rocco Vespe, absent.
4. **Calendar of Old Business**

- **Resolution – Cianchetti – 15 Gloucester Avenue, Mt. Ephraim**

Steve Eggert made a motion to approve the resolution, Anthony Stagliano seconded the motion.

Roll Call – Mayor Tovinsky, Kim Beebe, Commissioner Gies, Steve Eggert, Robert Carter, Anthony Stagliano, John Saban, all voting yes.

5. **CALENDAR OF NEW BUSINESS**

Application for variance for fence – Steel– 202 Fifth Avenue

Joe Nardi – swears in the applicant. Adrienne Steel, 202 Fifth Avenue, Mt. Ephraim NJ. Regarding your property, you are looking for variances to install fencing around the property.

Adrienne Steel – that is correct.

Joe Nardi – specifically you are looking for, because you are a corner property, if you look at the ordinance you are what referred to as having two front yards to your house, you have a primary and then secondary and on the secondary side looks like you have a 6ft fence that goes from it looks the front of the house all the way to the rear of the property.

Adrienne Steel – it’s just at the rear of the house.

Joe Nardi – so it would start at the back of the house.

Adrienne Steel – yes, the back of the property, but it's on the street side.

Joe Nardi – sorry, it was a little unclear to me, but this fence will start at the rear of the house and end at the rear of the property line.

Adrienne Steel – that is correct.

Joe Nardi – you are asking that it be a 6ft fence.

Adrienne Steel – correct.

Joe Nardi – the entire distance.

Adrienne Steel – correct.

Joe Nardi – rather than it being 10ft off the property line as required by the ordinance, you want it to be 6 inches off the property line.

Adrienne Steel – that is correct.

Joe Nardi – so that is part of the application, so the height of the fence and the distance from the side is going to be the subject of one variance, correct.

Adrienne Steel – correct.

Joe Nardi – I just want to make sure I am right about all of this, so everyone understands this.

Adrienne Steel – ok.

Greg Fusco – I thought I heard you say something that the fence was going to go all the way to the rear property line, its not its going to stop short at the driveway.

Adrienne Steel – yes it will go up my driveway.

Joe Nardi – so then it does not go all the way to the rear property line.

Adrienne Steel – that is correct.

Joe Nardi – so this will be your responsibility to convince the board why they should deviate from the ordinance, and I always point this out, this is not that it benefits you but how will it enhance the zoning ordinance for the betterment of the borough. So, for the record you have notified everyone and published.

Adrienne Steel – I would like to put this fence up for privacy, I am a widow, I have two small daughters, so it would be for our privacy and protection.

Pennsylvania Avenue is an extremely busy street, everyone can see us in the yard, and then another main issue is for my dog.

Greg Fusco – it's going to be a solid fence.

Adrienne Steel – it will be a solid vinyl fence.

Greg Fusco – 6ft high.

Adrienne Steel – yes.

Greg Fusco – you realize when you back out of the driveway.

Adrienne Steel – I do not park in the driveway, but it wouldn't enclose my driveway.

Greg Fusco – if you use your garage, you're going to pull in off Pennsylvania Avenue.

Adrienne Steel – correct.

Greg Fusco – and then for you to get out, you will need to pull onto Pennsylvania Avenue you need to back out on that street, and you will not be able to see, and then no one will be able to see you back out as well, because of the height of the fence, its very serious, just so you are aware.

Adrienne Steel – yes, I am aware. I don't use my driveway, I don't know if that matters or not, my garage is a gym.

Robert Carter – is there an existing fence there now.

Adrienne Steel – yes, there is a 4ft chain link fence existing now, that has seen better days.

Robert Carter – does a 4ft fence give you the same privacy?

Adrienne Steel – no because people walking or driving by could still see in my yard. I don't want people to be able to look in my yard when we have people over and I want my kids to feel comfortable being outside.

Steve Eggert – the neighbor across the street has a 6ft fence as well at the corner.

Adrienne Steel – yes, that is correct.

Joe Nardi – are there several 6ft fences in the area.

Adrienne Steel – there are, many of the neighbors all have the 6ft fence.

Robert Carter – do we anymore questions from the board, hearing none and seeing that we have no one from the public at this meeting for the record, can we get a motion on this application.

Anthony Stagliano made a motion to approve the fence application, Kim Beebe seconded the motion.

Roll Call: Mayor Tovinsky, Kim Beebe, Commissioner Gies, Steve Eggert, Robert Carter, Anthony Stagliano, 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.**