

MINUTES
MT. EPHRAIM LAND USE BOARD MEETING
Borough Hall Court Office
121 S Black Horse Pike, Mt. Ephraim, NJ 08031
Monday, December 11, 2023, 7:30pm

1. **CALL TO ORDER.** Steve Eggert 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:** Kim Beebe, Steve Eggert, Thomas Maxwell, Anthony Stagliano, Michael Marrone, Rocco Vespe, present. Mayor Tovinsky, Comm. Gies, Michael Schiavo, Robert Carter, Douglas Morgan, John Saban, absent.

4. **CALENDAR OF OLD BUSINESS**

- **Resolution on Bancroft – 10 E Buckingham Avenue**

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

Roll Call: Kim Beebe, Steve Eggert, Thomas Maxwell, Anthony Stagliano, Michael Marrone, Rocco Vespe, all voting yes.

5. **CALENDAR OF NEW BUSINESS**

- **Application for variance – Ellin – 710 Green Avenue**

Joe Nardi – requests the applicant to state his name and get sworn in for the record. Robert Ellin – 710 Green Avenue. Mr. Ellin, you are seeking permission to ask for relief for a variance for a shed that you want to construct in your yard, and it appears from your plan that you have with your application. The distance from a home that is in our ordinance is supposed to be 20ft and your application is requesting permission to locate the shed within 15 ft from the house, now since you are asking for a variance it is your burden to provide reason why to the board members that relief needs to be granted.

Robert Ellin – when I moved into the property, I guess there was a garage at one point because there was an existing concrete slab there and they took the garage down, in order for me to get the shed to fit exactly there for me to go 20ft I would need to go closer to the built in pool which I didn't think safety wise it was good, I wanted to keep it away from the pool. The concrete goes where the old garage goes and I was assuming because it was already there that it was already 15ft

originally, but it is 17ft from the house now, and for me to go back and meet the 20ft I would be closer to the built-in pool.

Joe Nardi – how far away will you be from the pool if you go the extra 5ft.

Robert Ellin – I would say that the shed would be 10ft from the pool.

Steve Eggert – the grade is up higher; the pool goes up higher.

Robert Ellin – it might be like maybe a 3 ½ foot grade.

Joe Nardi – how high is this shed going to be.

Robert Ellin – the shed is 14x26 and height wise, I would say the peak is 14ft.

Joe Nardi – ok, because the zoning ordinance has a limit for structures like this, they can only be 15ft high, just wanted to let you know that.

Robert Ellin – ok, yeah, it's under 15ft.

Joe Nardi – the neighbor next to the property line where the shed would be located, they got notice of this.

Robert Ellin – yes.

Joe Nardi – do any members of the board have any questions for Mr. Ellin.

Thomas Maxwell – no other than your shed on the drawing is showing 14x24 and you stated 14x26, and the old garage used to be there, and I guess it was demoed when the house was getting redone.

Robert Ellin – correct its 14x24.

Rocco Vespe – I have a question; I am looking at the drawing it is showing 20ft from the house, but the house does not show on this drawing.

Michael Marrone shows Rocco Vespe that the house is shown in the survey.

Rocco Vespe – well you have a pretty big lot, the shed won't be squeezed in.

Robert Ellin – yes that is correct.

Joe Nardi – does anyone else have any questions or comments, hearing none and seeing no one from the public, do we have a motion.

Anthony Stagliano made a motion to approve the application for a variance, the application was seconded by Michael Marrone.

Roll Call: Kim Beebe, Steve Eggert, Thomas Maxwell, Anthony Stagliano, Michael Marrone, Rocco Vespe, all voting yes.

Motion to Approve minutes:

June 12, 2023

July 10, 2023

August 14, 2023

September 11, 2023

October 23, 2023

Anthony Stagliano made a motion to approve the minutes, the motion was seconded by Steve Eggert.

All voting in favor.

- 6. Professionals Comments – postponing the January 8th meeting until January 22nd at 7:30pm**
- 7. Board Comments – N/A**
- 8. Public Comment – N/A**
- 9. MOTION TO ADJOURN THE MEETING, ALL VOTING IN FAVOR.**