

**SPARTA TOWNSHIP
ZONING BOARD OF ADJUSTMENT
MEETING OF MARCH 9, 2022**

The Zoning Board of Adjustment Meeting of the Township of Sparta was held by a Virtual teleconferencing system and was called to order by Chairman George Parker at 6:02 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: Kenneth Laury, Richard LaRuffa, Michael Jozefczyk, Michael Sylvester, John Finkeldie, LeeAnne Pitzer (joined at 6:50 p.m.) and George Parker

Members Absent: Kelly McClurkin and Michael Leondi

Others Present: Glenn Kienz, Esq., Board Attorney
David Simmons, Board Engineer
Diana Katzenstein, Board Secretary

RESOLUTIONS:

- 1) **BLUE SKY PERFORMANCE & RESTORATION # 1-22**
7 Aaron Way
Block 16001 Lot 19

Mr. Laury made a motion to memorialize the resolution of the Zoning Board of Adjustment of Sparta Township of application # 1-22 for Blue Sky Performance & Restoration decided on February 9, 2022. Mr. LaRuffa seconded the motion and noted the chart on the last page of the resolution did not show the affirmative vote from Mr. Sylvester. Chairman Parker asked the Board Secretary to make that correction; Mr. Laury and Mr. LaRuffa accepted this change and the roll was as follows:

Mr. Laury	Yes	Mr. Jozefczyk	Yes
Mr. LaRuffa	Yes	Chairman Parker	Yes

ANNUAL REPORT:

Mr. Laury made a motion to accept and approve the Annual Report submitted for January to December 2021. Mr. LaRuffa seconded the motion and the roll was as follows:

Mr. Laury	Yes	Mr. LaRuffa	Yes
Mr. Jozefczyk	Yes	Mr. Sylvester	Yes
Mr. Finkeldie	Yes	Chairman Parker	Yes

PUBLIC HEARING:

- 1) **BENEVOLENT ACUPUNCTURE # 28-21**
23 Mohawk Ave.
Block 5021 Lot 2

Daniel Benkendorf, Esq. on behalf of the applicant stated this property, located in the TCCO Zone, was currently being used as a residential property only and that his client was seeking to convert the first floor to commercial while maintaining a portion of it residential.

Chairman Parker noted this application was for a use variance which required five affirmative votes to be approved and asked Mr. Benkendorf if the applicant wished to continue with the hearing; Mr. Benkendorf confirmed they will wait to present this application to the Board. Chairman Parker confirmed this matter will be carried to the next Zoning Board of Adjustment meeting scheduled on March 23, 2022 and that no further notice was required.

**2) CHABAD OF SUSSEX COUNTY # 30-21
266 Woodport Rd.
Block 2006 Lot 27**

Daniel Benkendorf, Esq. on behalf of the applicant stated this property, located in the R-3 Zone, was currently being used as a residential property and that it had a detached garage which the applicant was proposing to use as a church and seeking approval from the Board to do so.

Rabbi Mendel Dubov, 266 Woodport Rd.; Thomas Graham, P.E. from Dykstra Walker Design Group located at 21 Bowling Green Pwky. Lake Hopatcong, NJ and Ken Fox, L.A. from Fox Architectural Design, 546 NJ-10, Ledgewood, NJ, were sworn in; Mr. Graham’s and Mr. Fox’s credentials were recognized and accepted by the Board.

Mr. Graham referred to the Preliminary Site Plan, dated March 10, 2021 revised through September 3, 2021, submitted with the application and noted Sheet 4 (Grading and Utility Plan) and Sheet 9 (Construction notes and details) were revised on January 17, 2022 in response to Mr. Simmons’s review letter. Then he referred to Sheet 3 and stated the property is irregularly shaped and located at the intersection of Wordsworth Place and Woodport Rd. (NJ State Highway Route 181); he added topographically the property slopes from south to north towards Woodport Rd. and that the change in elevation is approximately 24’; Mr. Graham mentioned there was a sign, a garage building and a driveway off of Woodport Rd. providing access to the rear of the existing dwelling and to the front of the garage; then he noted the site met all of the bulk requirements for the zone with the exception of minimum lot area (36,209 sq. ft. proposed where 75,000 sq. ft. is required based on the conditional requirement for churches); also that the applicant was proposing to alter the existing garage structure with a one-story addition to create a congregation space with improvements to the driveway and parking areas; an alteration to the septic system was also proposed as well as lighting and landscaping along the driveway and the parking areas. Mr. Graham explained they were proposing to collect runoff in a couple of inlets routed through drywells to meet the requirements of the Township’s Stormwater Ordinance; also that the proposed garage building addition, located in the southerly corner of the property, created the following variances:

Setback	Required	Existing	Proposed
Minimum Side yard	25 ft.	12 ft.	11.4 ft.
Minimum rear yard	50 ft.	51.5 ft.	11.1 ft.
Maximum Building height	16 ft.	16 ft.	17.1 ft.

Mr. Graham added the proposed parking spaces required a design waiver (9’ x 20’ required; 9’ x 18’ proposed); and noted there was a discrepancy regarding the parking calculations, he explained the plan was designed based on Section 18-4.7(c)9(b)6 where 1 per 200 sq. ft. was used for the proposed garage building (1,310 sq. ft. required 7 spaces), in addition to 2 parking spaces required for the residential dwelling, for a total of 9; he added 17 spaces were proposed. He explained after Mr. Simmons’s review they determined the correct calculation was 1 per 90 sq. ft. which was equivalent to 15 parking spaces for the addition plus 2 for the residential dwelling, for a total of 17. Mr. Graham then noted according to the item 4.a. from Mr. Simmons’s report, 16 parking spaces were required for the addition for a total of 18 including the 2 spaces for the residence. Mr. Graham stated they considered the total parking spaces required was 17 based on 1 space

per 90 sq. ft., according to Ordinance Section 18-4.7(c)9(b)6. Then he added loading spaces were not being proposed at the site; and with respect to the stormwater, that the plans were revised based on Mr. Simmons's initial comments and that a second review letter was received dated January 4, 2022 where it appeared that the requirements from Ordinance Section 18-5.3(f)3(c) were satisfied. Mr. Graham explained they were proposing 4 drywells to collect the clean water and a stormwater management maintenance manual which will be recorded as part of the deed, as required by the Ordinance; also 4 lights along the driveway and parking area. He added the site is serviced by Township water and that the new addition building will have a bathroom that will be connected to the septic system and shown on the plans as well as the proposed septic area expansion. Mr. Graham noted the additional details requested by Mr. Simmons will be provided for his review and approval. Mr. Graham then mentioned there is one existing sign by the road and they were proposing 2 signs on the building as follows: 1) a 1 sq. ft. in area near the entryway, and 2) a 12 sq. ft. area on the side of the building.

Mr. Fox referred to the architectural plans submitted with the application and explained the proposal was to put an addition to the right side of the existing two-car garage with a small office area, coffee area and lavatories adjacent to it, to provide a spacious open area for gathering with a maximum of 48 seats. On Sheet Z2, Mr. Fox noted the proposed addition was shown and that they were requesting a variance regarding the side elevations, he explained the addition will be wider than the existing structure and that the roof had to be higher in order to match the existing pitch (left side elevation); Mr. Fox noted there was no ability to use the additional space and stated the total area was 1,913 sq. ft. (including the exterior covered porch). Mr. Benkerdorf confirmed with Mr. Fox that the proposed architectural structure of the building fit in with the area; Mr. Fox noted there is a church directly across the street on Wordsworth Place and a residential development across the street on Woodport Rd.

Rabbi Dubov stated members of the Jewish community currently gathered for prayer and study groups as well as religious activities/classes for children; he noted the groups were small (about 10 to 12 people and 9 children). He added the reason for the expansion was to provide a comfortable space as well as a separate space from his residence; also that he would anticipate the number of attendees to double and noted they had 2 age groups. Rabbi Dubov explained most people will find parking elsewhere and will walk to the synagogue since their tradition was not to drive on Saturday mornings and major Jewish holidays.

Chairman Parker asked Mr. Simmons about the proposed lighting was acceptable in a residential area; Mr. Simmons noted the fixtures listed on the Site Plan will help minimize the amount of sky glow and off-premises scattering of light. Mr. Simmons mentioned regarding his report of January 27, 2022 between Mr. Graham and Mr. Fox most items were addressed; then he asked what the hours of illumination will be. Mr. Graham confirmed with Rabbi Dubov that the parking lot lights will not be on any later than 9:30 p.m. Chairman Parker asked for a description of the existing sign; Mr. Graham stated it was a free standing sign and added that the size could be provided on the revised plan. Rabbi Dubov stated the sign was 1' by 2'; Chairman Parker asked if it was possible to provide a pedestrian access from Wordsworth Rd. onto the property for safety reasons and due to the lack of sidewalks in the area; Mr. Graham said he will work with Mr. Simmons on finding the best location/solution.

Mr. Laury asked if the existing sign was and/or will be illuminated; Mr. Graham and Mr. Fox confirmed the current and proposed signs will not be illuminated. Mr. Laury asked Mr. Fox what materials/colors will be used; Mr. Fox said it will be clapboard siding over stone base and noted the colors had not been determined. Mr. LaRuffa asked how the addition will be heated; Mr. Fox stated they had not come up with a final solution and confirmed with Rabbi Dubov the property had natural gas. Mr. LaRuffa also expressed his concerns regarding the parking, pedestrian access and sidewalks; then he asked if they had any feedback from the State since Woodport Rd. is a State Route in terms of the requirements of sidewalks; Mr. Graham said they did not have this conversation with the State yet and noted their permit is required for the modified access to the site and that they will confirm if the sidewalks are required. Mr. LaRuffa also noted if this property was sold in the

future the variance approval will stay with it, also that the parking was not sufficient to accommodate larger amounts of people; Mr. Graham said the capacity of the site will be limited by the septic system as well as the topography. Mr. Fox added this proposed addition was designed according to certain building codes that have a maximum occupancy of 49 people. Mr. Sylvester asked if Wordsworth Rd. was supported for parking in case of overflow; Mr. Simmons said this item will be discussed and revised with Mr. Graham at the site visit as well as any Ordinance restrictions. Mr. Sylvester also asked regarding emergency access and fire suppression; Mr. Graham noted they were proposing the driveway to be expanded to 24' which was standard for emergency vehicles to maneuver. Mr. Fox stated fire suppression was based on size, occupancy and use; he noted this site was too small to require it. Mr. Sylvester then asked for clarification regarding the flow of ingress/egress at the site; Mr. Graham said all traffic came in/out the existing driveway off of Woodport Rd. and will continue to do so, he noted they will improve the intersection and the driveway by making it wider to provide access to the new parking area. Mr. Sylvester asked what the number of entrances/exits in the new structure was proposed; Mr. Fox stated it will have two means of ingress/egress that met the separation distance. Mr. Finkeldie asked if mixing the residential use with the congregational use will affect the design/capacity of the septic system; Mr. Graham stated it will be the same waste (domestic) and that there was not industrial waste proposed, then he explained the calculations were based on the number of bedrooms/seats and that as long as they stayed under 2,000 gallons per day, it will meet the Sussex County Health Department requirements. Mr. Graham added this system was designed for a total of 908 gallons per day (3 bedroom dwelling/48 seats). Mr. Finkeldie also asked if food preparation will be done at the site; Mr. Fox noted it was not being proposed. Chairman Parker asked Mr. Kienz how to work with the Ordinance requirement for the dwelling to have a garage since it will be removed; Mr. Kienz replied it will require a variance and noted this application was a use variance (conditional use) to establish a congregation and that it did not meet all of the conditions required by the Ordinance.

It was announced this matter and application # 28-21 for BENEVOLENT ACUPUNCTURE - 23 Mohawk Ave. will be carried to the next meeting scheduled on April 27, 2022 with no further notice required.

Mr. LaRuffa requested the applicant to have a conversation with the State DOT regarding pedestrian access along Woodport Rd., based on the testimony provided. Mr. Graham said he will reach out to the DOT.

Ms. Pitzer confirmed she heard the testimony for this application.

The meeting was opened up to the public and there were no members of the public present expressing an interest in this application.

**3) 403 SPARTA LLC # 33-21
403 Main Street
Block 28002 Lot 2**

Daniel Benkendorf, Esq. on behalf of the applicant stated the applicant was looking to obtain a variance relief in order to install a generator that exceeds the size allowed by the Township Ordinance (40 kW).

Eric Martino, 3 Aaron Way, and Thomas Alfsen, 1 Main St. Suite 9, were sworn in; Chairman Parker confirmed with Mr. Martino he was a licensed electrician and that his license was current.

Mr. Benkendorf confirmed with Mr. Martino that a 60 kW generator had the same motor as a 40 kW and that the only differences were the alternator (electrical output) and the cost; also that there was no difference in size, sound and that the same size concrete pad could be used for both of them.

Mr. Martino stated the approximate size of the property was 29 acres; Mr. Alfsen added the current owner of the property where the generator was proposed also owned an adjacent piece of property that was about 30 acres and was in the process of buying another adjacent property which was about 45 acres. Mr. Alfsen stated

the setbacks required by the Ordinance were met. Mr. Martino noted the noise level for a 60kW generator was 57 decibels and for a 20kW generator this level run between 69 and 71 decibels. Chairman Parker asked Mr. Martino what the decibel level was for a 40kW; Mr. Martino replied 57. Chairman Parker then asked him how it will be fueled; Mr. Martino said propane (1,000 gallon below ground tank). Chairman Parker noted screening was also required by the Ordinance.

Mr. Laury asked when the test maintenance will be performed; Mr. Martino noted it will be between 10 a.m. and 5 p.m. Monday through Friday as required by the Ordinance.

The meeting was opened up to the public; Dr. Natalie Takacs, 463 Main St., was sworn in and stated her farmland was adjacent to the property where the generator was proposed; she asked why a 60kW was necessary and if an expansion will be proposed in the future; Mr. Martino noted the dwelling was 8,000 sq. ft. including the basement and that any future addition/expansion will require Board approval, he added there was electric heat as well as electrical vehicle chargers. There were no other members of the public present expressing an interest in this application; the meeting was closed to the public.

Mr. Laury made a motion to have the Board attorney prepare a resolution approving application # 33-21 for Block 28002 Lot 2 at 403 Main Street for 403 Sparta LLC to install a 60kW generator with the following conditions: screening be provided around the unit as well as an as-built . Mr. Finkeldie seconded the motion and the roll was as follows:

Mr. Laury	Yes	Mr. LaRuffa	Yes
Mr. Jozefczyk	Yes	Mr. Sylvester	Yes
Mr. Finkeldie	Yes	Ms. Pitzer	Yes
Chairman Parker	Yes		

**4) GRANT, JENNIFER & DAMATO, KENNETH # 2-22
19 Balsam Pkwy.
Block 3023 Lot 90**

Jennifer Grant & Kenneth Damato, 19 Balsam Pkwy.; Thomas Graham, P.E. from Dykstra Walker Design Group located at 21 Bowling Green Pwky. Lake Hopatcong, NJ.; Jesse Moore, licensed architect from Charles Schaffer & Associates LLC located at 288 Newton Sparta Rd. Newton and Doug Fullerton, licensed landscape architect from Fullerton Landscapes were sworn in and their professional credentials were accepted by the Board.

Daniel Benkendorf, Esq., on behalf of the applicants, stated the applicants were seeking relief for a number of bulk variances in order to remove an existing driveway and put an addition on the house.

Mr. Graham described the existing conditions of the property and noted it had an 8% slope (9 feet); he stated the property supports an existing 5 bedroom dwelling with a paved asphalt driveway providing access from Balsam Parkway and around the house to the existing two-car garage as well as a small patio area and a dock that provided access to Lake Mohawk. Mr. Graham added the property, located in the R-3 Zone, met all the bulk requirements with the exception of the front yard setback of 24.2' where 35' was required and 42.6% impervious coverage where 25% was the maximum allowed. Mr. Graham added the applicants were proposing to remodel the existing building, adding an addition over the existing driveway and remove the existing driveway behind the house; also that the new addition will create a storage area on the basement level, a front entry garage facing Balsam Parkway, a mudroom in the first front elevation as well as an expansion of the master bedroom/bathroom on the second floor, a reconfiguration of the deck (on the lake side of the property) and a reconfiguration of the front walkway, providing access from Balsam Parkway directly to the front door and also to the new driveway/parking area. Mr. Graham then noted they were also proposing a paver walkway along the easterly side of the property from the front of the garage and around the back of the

house to the deck as well as a patio area to be constructed adjacent to the dock with a hot tub. He added the dwelling will remain 5 bedrooms which required three parking spaces with 3½ being provided; also, that the net result of this proposed plan was a reduction to the overall impervious from 42.6% to 40% which still exceeded the 25% allowed; the building coverage will increase from 13.2% to 20.2% where 18% was allowed; the minimum side yard setback on the easterly side of the building, on the garage side, had been reduced from 32.8' to 7.3' where 8' was required. Additionally, the required rear yard setback variance for the deck, which was not identified in the zoning scheduled provided, where 35' was required and 27' existing and proposed.

Mr. Graham stated in order to facilitate the proposed construction of the paver walkway there was a short retaining wall proposed (approximately 3' high) along the common property line with Lot 91 that also required a variance. Then he added all of the proposed site improvements were under the jurisdiction of the DEP, and that in his opinion did not require a formal application to the DEP and qualified for "permit by rule" which meant additional notes would have to be put on the plans as well as "permit by certification" that required certifications be provided by an engineer stating that specific requirements were met.

Mr. Graham then added the bulkhead which had recently been reconstructed/repared was also the subject of a zoning violation from the Township, which in his experience required flood hazard area verification, an individual permit and a freshwater wetlands general permit #1; that should be submitted to the DEP for ultimate approval. Then he noted, the project as proposed will have an area of disturbance greater than 5,000 sq. ft.

Mr. Moore referred to sheet A-1 of the architectural plans to describe the proposed design, and the existing and proposed conditions. He noted the existing garage was in the back of the property; therefore the cars had to drive around the back of the property and were parked on the lake side very often; also, that this proposal will get all of the cars in the front of the house. Mr. Moore added the architectural design will be a much more accommodating lake-style house.

Mr. Fullerton addressed the bulkhead that was repaired and explained the original footing was intact in the dock area where the wall was only refaced; then he noted from the corner of the dock area to the property line, the old wall footing had rolled over and it was replaced exactly where the rocks were. Mr. Fullerton noted they worked in conjunction with Sabine Watson, Engineer for the Lake Mohawk Country Club. He added they had to use pervious pavers on the patio where the hot tub will be placed which will reduce the impervious coverage about 6%, if approved by the Township; also, that as far of the transition of the walkway around the side of the house, they were working in conjunction with the neighbor. Mr. Fullerton noted the plan greatly addressed the aesthetics from the lake, cleaned it up from any pollutants and reduced the impervious coverage impact on the property.

Mr. Damato added the garage was very small as well as the steps/staircases. Mr. Benkendorf confirmed with Mr. Damato that there was limited parking roadside.

Chairman Parker asked what the reason was to have the walkway on the side of the house; Mr. Fullerton said it provided access to the backyard. Chairman Parker also asked if pervious pavers could be used; Mr. Fullerton replied "yes". Chairman Parker then asked why the patio had to be as big as proposed; Mr. Fullerton said it will incorporate a fire pit and it will be a recreational area, then he noted the rest of the space in the back of the property will be open. Chairman Parker requested an accurate calculation of the impervious coverage that included the pervious pavers.

Mr. Simmons referred to his report dated March 3, 2022 and noted he spoke to Mr. Benkendorf earlier in the day regarding the bulkhead encroachment onto Lake Mohawk property and requested a written agreement accepting the encroachment. Mr. Benkendorf noted he did obtain it and will forward it to Mr. Simmons and summarized it stating that the repair was completed and that it was done close to the same place where the original/damaged bulkhead was. Mr. Simmons confirmed with Mr. Benkendorf that they were in agreement

with accepting it “as is”. Mr. Simmons suggested a copy of this letter be provided for the record on this application.

Mr. Kienz confirmed with Mr. Simmons that his report was in agreement with the testimony provided. Mr. Simmons suggested the new impervious coverage calculations be provided for his review and verification.

Mr. Laury confirmed with Mr. Graham that the septic did not need to be upgraded since it will remain a 5 bedroom house and that a letter from the Health Department will be obtained; Mr. Laury also asked regarding the materials that will be used for the deck and if it will be enclosed; Mr. Moore said it typically was composite decking on treated lumber and that it will not be enclosed. Chairman Parker asked if the siding and the new addition will match the existing house; Mr. Moore responded their intention was to reface the entire house with Lake Mohawk style houses materials (composite siding, stucco).

The meeting was opened to the public; Lori Walker, 12 Balsam Pkwy. was sworn in and stated she lived and grew up in the subject property since 1964. Ms. Walker disagreed with Mr. Moore regarding the character of Lake Mohawk which was always little lake style houses and expressed her concern about the direction that the neighborhood/community was going in. Ms. Walker asked if the pre-existing non-conforming conditions had been previously approved by the Board; Chairman Parker explained if the house was built before 1965 the Municipal Land Use Law did not exist at that point. Jerry Thompson, 496 West Shore Trail was sworn in and stated he will be buying the house directly across from the subject property the next day; he mentioned he put an addition at his house and had to give up a lot of what they wanted to conform with the Zoning Ordinance and the requirements of the Lake Mohawk Country Club, then he added the applicants were increasing the footprint of the house by 50% and still being non-conforming and blocking the view of their neighbors. Mr. Damato stated he was aware that it was disclosed at the time of selling the property across the street that there were proposed plans to put an addition in the community. Mr. Damato added that the architects they hired had done work in the Township for over 30 years and advised them to remove a lot of things that they wanted to do. Mr. Moore noted most of the setback and bulk requirements were met and that they did not exceed the pre-existing non-conforming conditions; also, that he did not agree with Ms. Walker’s statements.

Mr. Laury made a motion to have the Board attorney prepare a resolution approving application # 2-22 Block 3023 Lot 90 for Jennifer Grant & Kenneth Damato, 19 Balsam Pkwy. to add an addition with a garage to the primary residence and replace an existing deck with the following conditions: Mr. Simmons to review the updated impervious coverage calculations, additional information requested by Mr. Simmons be provided, the deck not be closed, provide a copy of the Lake Mohawk zoning violation letter in regards to the bulkhead being rectified with the variances of side yard 0.7’, building coverage 2.2%, rear yard 8’ and the retaining wall to be installed on the property line according to all the plans and testimony submitted as well as with Mr. Simmons’s report. Mr. Finkeldie seconded the motion and the roll was as follows:

Mr. Laury	Yes	Mr. LaRuffa	Yes
Mr. Jozefczyk	Yes	Mr. Sylvester	Yes
Mr. Finkeldie	Yes	Ms. Pitzer	Yes
Chairman Parker	Yes		

**5) KELVIN & MARY BULLOCK # 4-22
324 West Shore Trail
Block 4001 Lot 150**

Kelvin & Mary Bullock, 324 West Shore Trail were sworn. Chairman Parker noted the applicants were proposing to remove existing steps, stone walls, rock terraces and part of an existing patio to reduce the impervious coverage; replace existing deck and construct a masonry retaining wall to support it, including new stairs; expand deck over driveway and cover it with a roof to create a porch with carport beneath and raise the roof 2.5’ on the 10’ section at the right side of the house.

Mr. Simmons referred to his report dated March 3, 2022 and noted a plot plan and architectural plans were provided with the application as well as a letter from Sabine Watson, Lake Mohawk Country Club Engineer dated January 26, 2022 approving the proposed project as an improvement to the overall area. He added the following variances were identified: 1) Minimum Lot Area required in the R-3 Zone: 14,000 sq.ft. and 8,771 sq.ft. pre-existing non-conforming; 2) Minimum Rear Yard: 35' required and 9.7' proposed; 3) Maximum Lot Coverage: 25% permitted and 29.5% proposed; 4) Minimum Front Yard: 35' required and 33.2' proposed. Mr. Simmons noted after looking at the architectural plans, a retaining wall design was required and suggested to make it a condition, if the Board decided to approve this application; he also requested the location of the existing water service line be located in the field by the Township Water Department and shown on the plan to make sure that the proposed improvements will not encroach it as well as a letter from the County Health Department to confirm that the existing septic system was satisfactory. Regarding storm drainage, Mr. Simmons noted the proposed plan reduced the impervious coverage by approximately 522 sq.ft.; therefore, no storm water mitigation was required for this application. Then he mentioned there was an existing gravel driveway on the adjacent Lot #149 with an encroachment of about 4.3' (small triangular area) and asked if there was a possibility of getting an easement from their neighbors.

Mr. and Mrs. Bullock confirmed they understood Mr. Simmons's report and accepted all of the listed conditions; they also agreed to eliminate the encroachment.

The meeting was opened up to the public; Bob Lamken, 325 West Shore Trl. was sworn in and stated the proposed carport will affect his lake view; Mr. Lamken then noted there was not one carport from 300 down to 700 West Shore. Chairman Parker also confirmed with the applicants that currently they did not have a garage; also, that they were going to use the covered deck to put their car under it and that it will not be enclosed. Chairman Parker then asked the applicants if there was a way to turn around in their driveway so they did not have to back out into West Shore Trail; they replied "no".

Mr. Laury made a motion to have the Board attorney prepare a resolution approving application # 4-22 Block 4001 Lot 150 for Kelvin & Mary Bullock, 324 West Shore Trail for numerous work on the existing dwelling with the following conditions: approval for the existing septic system to be obtained from the Sussex County Health Department and the driveway retaining wall plans and calculations be provided to Mr. Simmons for his review and approval with the following variances: front yard 1.8', rear yard 25.3' and 4.5% impervious coverage; according to all the plans and testimony submitted as well as with Mr. Simmons's report. Mr. Sylvester seconded the motion and the roll was as follows:

Mr. Laury	Yes	Mr. LaRuffa	Yes
Mr. Jozefczyk	Yes	Mr. Sylvester	Yes
Mr. Finkeldie	Yes	Ms. Pitzer	Yes
Chairman Parker	Yes		

Chairman Parker asked Mr. and Mrs. Bullock if they would like to waive their rights to a written resolution, they answered "yes". Mr. Laury made a motion to waive the applicants' rights to a written resolution. Mr. Finkeldie seconded the motion and the roll was as follows:

Mr. Laury	Yes	Mr. LaRuffa	Yes
Mr. Jozefczyk	Yes	Mr. Sylvester	Yes
Mr. Finkeldie	Yes	Ms. Pitzer	Yes
Chairman Parker	Yes		

Mr. Sylvester asked Chairman Parker if the Board could discuss going back to in-person meetings; Chairman Parker noted it will happen eventually but not at a specific date yet, he added there was no regulation to require anyone to provide proof of vaccination and that a filtration system had not been provided. Chairman Parker mentioned according to the statistics about 40% of people in the County had not been vaccinated. Mr. Sylvester noted his concern was regarding public perception being available and accessible to the public; Chairman Parker noted the meetings were still accessible and had been efficient. The Board members agreed that the public perception was a concern and that they will follow the Board's preference. Mr. Kienz confirmed it was not legally required and noted every Town/County was handling this matter in a different way. Chairman Parker added the Board had already planned on going back in-person and other variants had come up; he added when everyone feels comfortable they can reconsider, including the start time for the meetings. He also thanked the Board members for their time and comments.

With no further business, the meeting was adjourned at 10:07 PM. All present in favor by unanimous voice.

Respectfully submitted,

Diana Katzenstein
Board Secretary