

Quick Chek Corporation

Block 9 Lot 17 – 7 Old Highway 28

Appl# ZB23-014- Application for Certification of Non-Conforming Use

Ms. Kirk moved, and Mr. Nees seconded a motion to adopt the resolution for Quick Chek Corporation. The roll call vote follows:

Member	Motion	2 nd	Yes	No	Abstain	Absent	Not Eligible	Recused
Bola							X	
Hendry			X					
Kirk	X		X					
Mittleman			X					
Nees		X	X					
Maurer			X					
Roglieri			X					
Saad (Alt #1)							X	
Barton (Alt #2)							X	

ADJOURNMENTS OF ANY SCHEDULED HEARINGS OR MOTIONS

Ira Sumkin

Appl# ZB22-010- “D” Variance- Addition
 Block 18 Lot 19 – 58 Old Highway 28

Chair Mittleman announced that this application will not be heard this evening. It will be carried to the meeting on March 21, 2024, at 7:30 p.m. No additional notice will be provided.

PUBLIC HEARINGS

There were no public hearings.

OTHER BUSINESS

Discussion of 2023 Annual Report

The Board discussed the 2023 Annual Report and reviewed the status of the recommendations that were made last year.

The Board discussed a new recommendation as follows:

- Revise the ordinance to allow the installation of pools in the front yard on corner lots provided it not located on the primary street and as long as setback guidelines can be met.

Chair Mittleman explained that the Zoning Officer had brought to her attention that one of the most common residential requests that they receive in the Township Zoning & Social Service Offices that cannot be approved is mother/father-in-law suites or accessory apartments to accommodate an aging family member or an adult disabled

child. It was noted that the requests are rarely for a separate detached dwelling (new home) on the parcel, but a smaller-scale addition to the existing dwelling allowing independence of the family member while being close enough to provide support/care. It was also noted that this has been a common request with a major increase following the pandemic as people are more reluctant to place family members in nursing homes and other care facilities. Chair Mittleman further explained that the Zoning Officer indicated that presently, the only option available for residents looking to accommodate aging parents or disabled children is the Elder Cottage Housing Opportunity ("ECHO") Program. The major deterrent with the ECHO program is the unit is temporary and must be removed from the property once it is no longer in use by the eligible individual. The unit must also be pre-fabricated and meet certain construction code requirements to qualify for the program.

The Board discussed this issue at length and agreed to add it to the 2023 Annual Report to be further reviewed and considered by the Planning Board. The Board secretary will update the report and it will be considered for adoption at the next meeting.

The Board discussed remote attendance at meetings and determined that it would not be considered as an option at this time. It will be revisited once the technology in the courtroom has been updated.

ADJOURNMENT

Ms. Hendry moved, and Mr. Nees seconded a motion to adjourn. The motion carried unanimously, and the meeting was adjourned at approximately 8:25 p.m.

Respectfully submitted,
Ann Marie Lehberger
Zoning Board Secretary