

**PUTNAM TOWNSHIP  
ZONING BOARD OF APPEALS  
September 22, 2008  
MINUTES**

**CALL TO ORDER**

Chairperson Press called the meeting to order at 7:05pm. There were 6 citizens in attendance.

**ROLL CALL**

MEMBERS PRESENT: Press, Kekes, Anderson-Field, Fordyce, Lester, Christian.

MEMBERS ABSENT: Benedetti

OTHERS PRESENT: Ingrid Weisz, Recording Secretary.

**Motion by Fordyce & supported by Anderson-Field to move the agenda items 'Approval of 6/23/08 Minutes' and 'Continued Discussion of ZBA Bylaws' to after New Business. MOTION CARRIED UNANIMOUSLY.**

**CALL TO THE PUBLIC**

Opened call at 7:07 pm

Closed call at 7:08 pm

Press led a moment of silence for Bob Dolata who recently passed away.

**APPROVAL OF AGENDA**

Items 'Approval of 6/23/08 Minutes' and "Continued Discussion of ZBA By Laws' were moved after New Business

**Motion by Lester & supported by Fordyce to approve the revised agenda. MOTION APPROVED UNANIMOUSLY**

**NEW BUSINESS**

A. Request for a variance in RR (Rural Residential) zoning concerning the construction of an accessory structure:

1) Relief from Chapter 19, Section 12.D table 19-1: gross ground floor area of 2400 sq. ft. from 1620 sq.ft, relief of 780 sq.ft.

2) Relief from Chapter 19, Section 12.F table 19-2: height of structure to be 23 feet from 18 feet, relief of 5 feet.

3) Relief from Chapter 22, Section 5, table 22-2: minimum side yard of 30 feet from 60 feet, relief of 30 feet.

Location: Merrick Road

Owner: Robert Moenart and Florence Tillman

Tax ID: 4714-24-200-056

Mr. Moenart explained his request to build an outbuilding to house various equipment & vehicles. He chose this spot because it can use the current drive, it may not perk if put back further, & they intend to preserve the natural beauty & the existing trees.

Opened Call to the Public at 7:16 pm

Closed Call to the Public at 7:17 pm

Discussion: Members thanked the applicants for the forethought & organization that went into their packet and for the nice job of staking the property. The edge of the house is not quite aligned with the accessory structure. It has been pushed over as far as possible due to the drain fields. Their motor home will be stored here, along with many other large items and equipment as stated in the packet. Applicants are dedicated to keeping their property clean & free of scattered vehicles and equipment – see packet for numerous letters from the neighbors supporting approval. Lester reiterated that the ZBA did not want large accessory structures built that would be changed into second story apartments or businesses. They stated that this was not their intention.

**Motion by Fordyce and supported by Lester to approve the variance for:**

**1) Relief from Chapter 19, Section 12.D table 19-1: gross ground floor area of 2400 sq. ft. from 1620 sq. ft; relief of 780 sq. ft.. MOTION APPROVED (Kekes opposed)**

**Motion by Anderson-Field and supported by Fordyce to approve the variance for:**

**2) Relief from Chapter 19, Section 12.F table 19-2: height of structure to be 23 feet from 18 feet: relief of 5 feet. MOTION APPROVED (Kekes opposed)**

**Motion by Lester and supported by Christian to approve the variance for:**

**3) Relief from Chapter 22, Section 5, table 22-2: south side yard setback to 30'. MOTION APPROVED (Kekes opposed)**

The Final Decision form was completed by the Recording Secretary, signed by the members, copied, dated, and given to the applicants.

### **APPROVAL OF MINUTES**

Many changes were made to the previous minutes.

**Motion by Lester & supported by Kekes to approve the revised 6/23/08 minutes and that each ZBA member receive a copy of the final minutes. MOTION CARRIED (Christian abstained due to not serving on the ZBA at the time).**

### **OLD BUSINESS**

1) Continued Discussion of ZBA Bylaws

Members discussed the attorney's letter of 9/10/08. After corrections are complete, the Bylaws will be discussed at the next meeting.

**Motion by Fordyce and supported by Lester to delete Rule 4.3, Performance Guarantee, and Rule 13, Correction Period, of the ZBA Bylaws as recommended by the township attorney. MOTION CARRIED (Christian abstained due to lack of involvement in prior Bylaws discussions)**

**OTHER BUSINESS** None.

### **ADJOURNMENT**

**Motion by Lester and supported by Kekes to adjourn at 8:50 pm. MOTION CARRIED UNANIMOUSLY**

**Ingrid Weisz**

Recording Secretary