

**REGULAR MEETING**

**ZONING BOARD OF ADJUSTMENT**

**April 8, 2024**

The meeting was called to order at 7:00 PM by Chairman Craddock with a salute to the flag. He announced the following:

“Pursuant to The Open Public Meetings Act adequate notice of this meeting has been provided to two local newspapers, filed with the City Clerk and posted in a public place. Agenda for this meeting has been provided in the same manner”.

Chairman Craddock requested Secretary Meischker call roll and the following members responded:

PRESENT: Craddock, Gilbert, Kent, Lawler

ABSENT: Rowan, Helbig, Granus, Kedziora, Germeil

Solicitor Manos, Engineer Doran and Zoning Official McLarnon were also present

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Chairman Craddock asked for a motion to approve minutes from March meeting. Motion was made by Mr. Gilbert. and seconded by Mr. Kent. Board voted in favor with Ms. Lawler abstaining.

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**Husky Homes, LLC  
653 Third St. Block 1418/Lot 10 Zoned R-1  
C variances to construct a new SFD on a vacant lot**

Attorney Callahan stated the application is for a new single family dwelling. “C” variances are needed for lot size, front yard and rear yard setbacks. Exhibit A-1, color renderings of home was submitted. Witnesses Mr. Striefsky, 753 3<sup>rd</sup> St. and Mr. Harper, 555 New Jersey, Absecon were sworn in by Attorney Manos. Mr. Striefsky stated he is the contract purchaser. He wants to build a ranch home, 24’ x 40’. Will plant 2 trees in front. Will repair/replace sidewalks and curbs. Will reclassify the sewer easement as access ad utility easement for lot 11. Will pave the driveway. Mr. Harper came forward and stated he has been an architect and planner for 48 years. Chairman Craddock accepted his credentials. He stated a small ranch, 1800 sf will be built on the lot. It will be well insulated. Entrance is off easement, it will be paved. There will be landscaping. Porch is less than 20” from grade, no railings. There will be a roof over the porch. Project will add aesthetics to neighborhood. Is not a detriment. Adheres to zoning plan. Less than maximum height and coverage. Chairman Craddock clarified the driveway to rear is crushed stone. Mr. Striefsky stated it is a 75’ wide lot. 10’ easement is on this property. Chairman Craddock asked about the duplex to rear, what is distance between dwellings? Mr. Striefsky stated 30’. Rear lot is 85’ x 75’. Front yard is for the porch. Sent letters to adjacent property owners to see if they want to buy lot or sell their property. Engineer Doran stated stacked parking is acceptable. Mr. Gilbert asked if lot was subdivided. Mr. Striefsky stated it was an easement. Property is owners. Would give City easement. Ms. Lawler clarified it is only for the house in the rear. Mr. Striefsky stated he will apply to sewer department for his sewer hook up. Chairman Craddock stated it is a taxable vacant lot. Mr. Striefsky stated owner, James Groch has had it for sale for over 20 years. Chairman Craddock asked how old the duplex is. Mr. Striefsky stated he didn’t know. Mr. Kent asked about the front yard setback. He stated it is 15’ to house and 10’ to porch. Should be a 10’ variance. Attorney Callahan stated the front yard is 5’ for the house, not the porch. He stated there are some trees along the side yard that are dead and will be cleared. Will leave as many trees as possible. Will have a governor strip. Ms. Lawler asked who owns the property. Mr. Striefsky replied James Groch. Mr. Kent asked to confirm the building height. Mr. Striefsky stated 18’. Motion to open to the public was made by Mr. Gilbert and seconded by Mr. Kent. Michael and Michelle Stewart, 655 3<sup>rd</sup> St. came forward and were sworn in by Attorney Manos. Mr. Stewart stated they have lived there for 7 yrs. The lot next door has been empty. It is 35% undersized. Squeezing home on small lot. Concerns about how applicants were notified. Advertised with a sign on the lot. Lot has not been maintained. Owners don’t have respect for others. Exhibit Stewart-1, a series of 5 photos was submitted. Mr. Stewart stated the alley was vacated in 70’s.

His asphalt driveway is shown as stone on the survey. He is concerned about water drainage. He has 2 parking spots. He is concerned that vehicles in his driveway may be damaged. Trucks back down the driveway. Somers Point needs more affordable properties. Please deny. Mrs. Stewart stated they received an offer to purchase the property but none to buy her property. Ms. Stevens, 649 3<sup>rd</sup> St. came forward and was sworn in by Attorney Manos. She stated she attended the hearing last month. She has lived here approximately 6 years. She asked if she could read a letter from neighbor, Ms. Blumberg. Attorney Manos stated it can not be entered. Ms. Stevens stated she is opposed to application. The duplex, in rear, is less than 2' from property line. Stated lot is undersized and the home is being crammed in. She believes there is a conflict of interest because the applicant sits on the Planning Board. She stated she must be present for the removal of trees on the boarder. Ms. Stewart, 662 3<sup>rd</sup> St, came forward and was sworn in by Attorney Manos. She stated she is opposed to the application. Says it doesn't fit into neighborhood. Stated she has lived there since August of 23. Motion to close to the public was made by Mr. Kent and seconded by Mr. Gilbert. Mr. Striefsky stated property has been surveyed. There are flags on property. He stated if curb cut must be increased to the right he will do it. He is not the property owner yet. He has been a resident of Somers Point since 1982. Not encroaching on side yard setbacks. Chairman Craddock asked if property is out of the ordinary . Mr. Striefsky referred to a tax map highlighting undersized lot in area. Chairman Craddock stated it is not out of character. Attorney Callahan stated can't buy any adjacent property. Ms. Lawler asked if sewer will be on left side. Zoning Official McLarnon stated the compliance plans must be correct. Ms. Lawler stated the rear property is land locked. Mr. Striefsky stated can't land lock. Attorney Callahan stated they are trying to minimize the impact to neighbors. Chairman Craddock asked the side yard setback for 649 3<sup>rd</sup> St. Mr. Striefsky stated maybe 12'. Chairman Craddock stated he owned 1318.8 and it is an undersized lot. Attorney Callahan stated property s an ENC lot. Want to build a single family dwelling which will be compatible with neighborhood. Will be under density. Attorney Manos listed the conditions of the motion: 2 street trees, sewer easement to be reclassified as access and utility easement for lot 11, repair/replace curb and sidewalk. "C" variances for lot area, front yard and rear yard setbacks. Compliance plans must be submitted. Motion was made by Mr. Gilbert and seconded by Mr. Kent. Secretary Meischker called roll:

Mr. Gilbert-yes. It is a unique property, however typical for the area. House fits into neighborhood. Ms. Lawler-no. Public is opposed. Only positive is maintenance of lot. Land locking rear house. Mr. Kent-yes. Unique property. Home fits. Do not make it a 2 story in the future. Chairman Craddock-yes. He is familiar with the neighborhood. He has owned undersized lots. Will be an improvement. Not affecting Zoning Plan. Setbacks are not outrageous.

Approved

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Motion to open to the public was made by Mr. Kent and seconded by Ms. Lawler. Hearing no one, motion to close to the public was made by Mr. Kent and seconded by Mr. Gilbert.

Motion to adjourn was made by Mr. Kent and seconded by Mr. Gilbert.

Adjourned 8:30