



**791347 WASHINGTON TOWNSHIP
BURLINGTON COUNTY**

2436 ROUTE 563, GREEN BANK
EGG HARBOR CITY, NEW JERSEY 08215
PH: (609) 965-3242 FAX: (609) 965-1641

Daniel James – Mayor

Paul Seybold – Township Committee

C. Leigh Gadd, Jr. – Township Committee

Lisa H. Hand, RMC – Township Clerk

Kimberly Smith – Tax Collector

James Renwick – Tax Assessor

PLANNING & ZONING BOARD MINUTES JULY 5, 2023

ATTENDANCE:

Conrad - Absent; Downs - Present; Gadd - Present; James - Present;
Michel - Present; Murray - Present; Peranteau - Present; Rubsam –
Absent (arrived late at 7:05 PM); Chew - Present

MINUTES:

The Minutes of the January 4, 2023 Meeting were approved on a motion by Downs seconded by Peranteau. A roll call vote was taken no eligible members voting Nay.

Codes/Regulations:

No pending issues.

FINANCES

GENERAL CORRESPONDENCE & COMMUNICATIONS

The New Jersey Planner was given to each member.

OLD BUSINESS

None

Member Rubsam arrived at the meeting at 7:05 PM.

NEW BUSINESS

Variance Application – Review of Application 2023-01 – Brendon McBride seeking Certificate of Non-Conformity for a Residential Cottage or Accessory Residential Structure – 2203 River Road – Block 55.01, Lot 61.02

Thomas Darcy stated that he is representing Brendon McBride in this matter.

Attorney Petrone swore in Brendon McBride.

Mr. Darcy – the principal residential building was built around 1932 and the residential cottage was constructed around 1950 and people have lived there and has been used for decades.

He stated that it has been a continued use and existed before the zoning change around 1980. It has been assessed as a residential use for each structure on the property. I have included 2 emails from Barry & Caleb Cavileer.

Mr. Petrone – How do we question these people?

Mr. Darcy – The Cavileer's have lived there all their lives.

Mr. Petrone – I still have a problem that we can't question them.

Mr. Darcy – The emails state that they know of the structure and that it has been there.

Mr. Petrone – If we received something from someone else, you wouldn't let us accept it.

Mr. Darcy – We can call them or wait for next month.

Chairman Michel – How do you want to proceed?

Mr. Peranteau – We don't know when this building was built.

Mr. Darcy – The records didn't go back that far. In a survey in 1998 by Ed Clay the building was there. When you put all this together, you will see this structure existed. It has separate septic, electric and they share a well with the main house.

There was a time that the property wasn't used, but nothing was abandoned by the owners to take the assessment off.

Chairman Michel – Exhibit A-1 – there is a question about no bath or bedroom?

Mr. Gadd – I spoke with Jay Renwick (Tax Assessor).

Mr. Petrone sworn in Jay Renwick

Mr. Renwick – I started in 1996 and in 2006 we had a reassessment; when I went there it was an unfinished building.

Chairman Michel – Not being assessed as a building and unfinished in 2006; when did it get finished and was it abandoned?

Engineer Kevin Dixon – read the Pinelands definition of use. And the applicant has to give testimony as to the continuous use.

Mr. Peranteau – How can we determine if it was abandoned?

Mr. Dixon – The applicant has to prove that I wasn't abandoned.

Mr. Petrone – The first charge of this board is: In 1981, was the use legally in use? Second Charge – You determine that has been an abandoned.

The building hasn't been filed as abandoned.

Mr. Gadd – What was the condition of the building when you went to settlement?

Mr. McBride – The previous owners from 1997-2012 had rented t out. We bought it in 2012 and added plumbing, electric upgrade, new windows and enclosed the screened porch.

Mr. Darcy – What permits did you get?

Mr. McBride – We got a zoning permit

Mr. Darcy – In 2019 Burlington County inspected the proposed renovation and stated that they didn't require updates to the septic system.

Chairman Michel – Was there 2 bedrooms at the time of the County inspection?

Mr. McBride – We call it 2 bedrooms, but really its one bedroom and a small room.

Chairman Michel – On the sketch, neither shows a closet. When you bought it, what did it have?

Mr. McBride – It was all open.

Chairman Michel – You can't increase the capacity.

Mr. Dixon – I'll call the Health Department.

Mr. Petrone – Did you get additional permits?

Mr. McBride – Yes

Mr. Darcy – I ask that I may speak with my client.

Mr. Petrone – Yes you can (7:45 pm)

Mr. Darcy came back at 7:40 pm.

Mr. Darcy – Too many unanswered questions, so we would like to adjourn until the next meeting.

We will get the Board of Health; Cavileers; Zoning Permits and Pinelands. We will revise the bedroom issue.

Mr. Gadd – What about a final CO?

Mr. McBride – Yes, we have that.

Mr. Gadd – We need: was it always a rental & was it lawful ever.

Mr. James – I believe that the original zoning was around 1968.

Mr. Dixon – 1950-1968, it may not have been legal.

Chairman Michel – Nothing that you showed us, showed that it was a rental.

Ms. Murray – Abandonment wasn't addressed.

Chairman Michel – There was a 6 year time period that it was gutted as per Mr. Renwick.

Meeting was adjourned until the next meeting on August 2, 2023 or Mr. Darcy can ask for a continuation.

PUBLIC COMMENT

None

ADJOURNMENT:

Meeting adjourned 8:07pm. Motion by Murray and seconded by Peranteau. Refer to the tape recording of the meeting for complete recording of meeting.

Karen A. Bacon for

Richard Jankowski/Secretary Planning Board