

Salem Township Zoning Board of Appeals

Minutes, February 5, 2026

Salem Township Hall

Call to Order, Pledge of Allegiance – 6 pm

Roll Call of Members – Present – Oosterink (chair), Crismon, Coffey. Absent with notice – Cooper, Sebright.

Public Hearing Guidelines – noted as listed on Agenda

Approval of the Minutes of the previous Meeting (11/7/2024)

Motion by Coffey, second by Crismon. Motion Carried

Comments from the Public – none

Approval of the Agenda for the Meeting – Motion by Coffey, Second by Crismon. Carried.

Inquiry of Conflict of Interest – none noted.

**New Business – Public Hearing, variance for Hagenow, accessory building in front yard setback –
Opened at 7:06 pm.**

Applicant has corner parcel with 2 front yards. Is requesting 33 feet instead of required 50 for front yard setback. Public comment – 7:08 – None. ZBA discussion – two members did a drive by observation of area concerning request. Elevation claimed by applicant for access would be 6 foot raised driveway and is therefore asking for relief. It was noted that requirements for neighborhood association revert to Township regulations. ZBA members discussed moving building back and raised driveway would then not be issue. Also fill is available on site if needed. No compelling hardship naturally occurring or related to parcel itself was noted.

Findings of Fact 24.12 (must comply with all in order to be granted variance)

- a. Does not comply as fill could be used**
- b. Does not comply – no wetlands or drain issues**
- c. Does not comply – others in neighborhood did meet setbacks**
- d. Complies – separation distance from neighbors**
- e. Does not comply – no others exist**

Motion to deny due to lack of practical difficulties by Crismon, Second by Coffey. Roll Call vote- Coffey – deny, Crismon - deny, Oosterink – deny. Motion passes and no variance granted.

Training – need discussed and members will contact Kim to arrange.

Old Business – none

Reports – none

Correspondence – None

Roundtable – none – next meeting as needed

Adjournment – Motion by Coffey, Second by Crismon. Motion carried – 6:45 ppm