

RESOLUTION OF THE JOINT PLANNING AND ZONING BOARD OF
OF THE BOROUGH OF CLEMENTON, STATE OF NEW JERSEY

Grant of Use and Bulk Variances

RESOLUTION #2026-06

APPLICANT: Sean Supernowicz

PROPERTY LOCATION: Barber Avenue
Clementon, New Jersey 08021

TAX MAP DESIGNATION: Block 20, Lot 12

ACTION REQUESTED: Grant of Use and Bulk Variances for maintaining a shipping container on the property

APPEARANCES:

1. Sean Supernowicz, 12 Brighton Avenue, Clementon, NJ 08021 - Applicant
2. Mr. Steven Bach, Bach Associates, engineer for the Joint Planning and Zoning Board of the Borough of Clementon

EXHIBITS/EVIDENCE:

Exhibit A – Applicant’s Application package

- Exhibit B – Photograph of shipping container.
- Exhibit C - Survey “Plan of Survey situate Block 20, Lot 12, 12 Brighton Ave., Clementon Boro. Camden Co., New Jersey” prepared by Feldman & Associates Land Surveyors, dated 4-01-19, no revision, with hand drawn sketch of shipping container.
- Exhibit D – Bach review letter dated June 4, 2026

DATE OF HEARING: August 13, 2026

FINDINGS OF FACT:

1. Due notice for the public hearing was given to surrounding properties and properly published in the newspaper in conformance with law and the application was complete and the matter properly came before the Planning/Zoning Board for consideration on August 13, 2026.

2. The subject property is in the R-2 Residential Zone.
3. Applicant has installed a shipping container on the rear portion on the property that is otherwise vacant, thus it constitutes the only “structure” on the property. Applicant states that he was not aware that he was not allowed to install the shipping container on the property and only became aware when the zoning officer came to see him.
4. Applicant states that he uses the container to store many of his collectibles and mementos from when he races motor bikes as well as tools and personal items.
5. The shipping container is shipping container on property measures 40 feet x 8 feet x 8 feet and is located approx. ½ to 2 feet from both side and rear lot lines.
6. Applicant testified that he has painted the shipping container to match the Holly bushes around it so that it blends in and is not an eye sore to his rear neighbor.
7. The Property itself is approximately 7,500 square feet.
8. The floor area of the container is 320 square feet.
9. Applicant testified that he is a good neighbor to all the surrounding properties and he takes great pains to be sure he is not imposing on their peaceful use of their properties.
10. Applicant testified he would agree to plant arborvitae trees along both side property lines to help shield the container from view.

CONCLUSIONS OF LAW:

1. Borough Ordinance does permit accessory structures, however only when it is accessory to a permitted principal structure existing on the property, which in this case it is not compliant.
2. The R-2 zone has a minimum lot size of 15,000 square feet, thus this property is undersized.
3. The R-2 zone requires a minimum lot width of 100 feet, however this property is only 50 feet wide.
4. The R-2 zone requires minimum side yard setback of 15 feet and a rear yard setback of 40 feet, the location of the shipping container violates both side and rear yard setback requirements.
5. The R-2 zone requires a minimum floor area of 1,200 square feet and since the shipping container is the only “structure” on the property, it fails to meet that minimum floor area.

RESOLUTION:

NOW, THEREFORE, BE IT RESOLVED, by the Planning/Zoning Board of the Borough of Clementon that the application for the following variances as it pertains the specific location of the shipping container and no other structure or vehicle, all of which are subject to the conditions set forth herein:

1. Use variance to allow the shipping container to remain on the property in its current location only and without a principal structure on the property to which the shipping container is an accessory.
2. Bulk variances as follows:
 - a. Side yard setback variance for the current location of the shipping container at between $\frac{1}{2}$ to 2 feet off the side yard line;
 - b. Rear yard setback variance for the current location of the shipping container at between $\frac{1}{2}$ to 2 feet off the rear yard line;
 - c. Single side yard variance to permit for the current location of the shipping container at between $\frac{1}{2}$ to 2 feet off one side yard line and only 10 feet off the other side yard line.

Conditions: The variances granted herein are conditioned upon and subject to the following:

1. The installation of appropriately sized arborvitae bushes/trees approved by the Board's engineer along the entire side lines on the property and the continued maintenance of them to insure their survival over time.
2. No exterior lighting on the shipping container other than a few solar powered lights of low wattage.
3. No occupation of the shipping container other than for storage.
4. Applicant to obtain all other required governmental approvals, if any.

VOTE:

A motion was made and duly seconded. Roll call was unanimous in approval.

CERTIFICATION:

I hereby certify that the foregoing is a true, accurate, and complete copy of the resolution of memorialization adopted by the Borough of Clementon Planning/Zoning Board at a meeting held on September 10, 2026, which resolution memorializes action taken by said Board on August 13, 2026.


CHRISTOPHER TAYLOR, Secretary

VOTE ON FORM OF RESOLUTION – September 10, 2026

Member	For	Against	Abstain	Absent
Lynn Lofland, Chairwoman	✓			
Edward Kunkel, Vice-Chairman	✓			
Christopher Taylor, Secretary	✓			
Christopher McKelvey	✓			
Mayor Thomas Weaver				✓
Gary Saunders	✓			
Brenda Franks	✓			
Robert Freiling	✓			
Jeff Hartley	✓			
Lorna Blaus Alt #2	✓			
Larry Burrows Alt #1	✓			