

**Zoning Board of Adjustment
Wednesday, November 12, 2014
MINUTES**

Michelle Austin Esq. Zoning Board Attorney

PRESENT – Robert Schlossberg, Anthony Arturi, Gary Esposito, Thomas Lawler, Victoria Pekerman, Eileen Chusid, John Evancho, Ron Black, Al Ruhlmann, Mark Skerbetz.

ABSENT: Karen Glass, Valerie Costa,

Meeting called to order by Chairman Robert Schlossberg 8:00PM

Flag Salute

Sunshine Statement

Open Public Meetings Act – Adequate notice of this meeting has been provided by sending notices on December 21, 2013 to the Ridgewood News and on December 21, 2013 to the Bergen Record and by positioning on the bulletin board in the lobby of the Borough Hall and by filing notice of same with the Municipal Clerk. For safety sake I would like to remind all members of the public who are here that there are three emergency exits clearly marked one to my left, one to my right and then a rear exit behind you.

2014-08 Michael & Martha Moles, 180 Van Saun Drive, Block 1210, Lot 17. Seeks approval for variances required for addition. Proposed lot coverage is 30.47%, where a maximum of 25% is permitted. Proposed lot coverage by impervious surfaces is 40.75%, where 35% is permitted.

Michael Moles is sworn in.

Chairman Schlossberg is read into the record.

Michelle Austin I do want to address an issue I know that there was an error in the original notice and we do require a re-notice to the neighbors. I discussed with administration the possibility of reimbursing you for some of those fees and unfortunately the Zoning Board does not have the authority to spend municipal money, therefore, we will not be able to reimburse you for those fees.

Michael Moles – I bought the house 20 years ago I want to put an addition on the house. It is a ranch, it has a room in the back a family room. It is a sunken family room has slate stairs and has brick and it is not insulated and not heated.

We want to do raise the floor level, insulate it and a small gym off the family room 10 x 14 it will not extend beyond the garage.

Chairman Schlossberg and questions from the board?

Member – Will this be the build out that you will be doing or in addition cosmetic changes?

Michael Moles – To the outside will be cosmetic changes and some to the roof. We are going to stay with the siding right now.

Mark Sherbets –By adding on instead of taking it down to the ground and building a new do you agree you are keeping within the character of the neighborhood?

Mike Moles – yes.

Chairman I will close this portion and **open to the public.**

Close this portion and **reopen to the board.**

Chairman Schlossberg I will make a motion to approve this application, seconded by Ron Black.

Michelle Austin – I would like the board to make some comments on why it is appropriate to the town.

Chairman Schlossberg – I have no problem with what he is going to do.

Tom Lawler – I took a tour around there this morning I have no problem.

ROLL CALL

Ron Black, Gary Esposito, Tom Lawler, Anthony Arturi, John Evancho – Vote Yes.

Application is approved.

2014-09 Thomas Orlando, 331 Howland Avenue, Block 1108-Lot 7. Approval for variances required for addition. Proposed lot coverage is 30,68% where a max of 25% is permitted. Proposed lot coverage by impervious surfaces is 47.44% where 35% is permitted. Proposed total side yard setback is 13.79ft. where 18 ft is required.

Chairman reads letter of denial into the record.

Applicant & professional are sworn in.

Thomas Orlando & John Bryjak a licensed architect in the State of New Jersey I am based out of Oakland, NJ.

John Bryjak - I will go through a set of drawings that I have. B1 Analysis and UCC information. The next sheet contains the north elevation that would be the new proposed the bottom drawing is the west elevation. Sheet 3 is the length of the elevation south. The bottom drawing is the east elevation. Sheet 4 contains the basement floor plan and Sheet 5 is the first floor plan.

The site is flat with the gentle slope towards the rear of the property approximately 75 by 100 feet wide. It is a one story single family wood frame with a basement and a crawl space on either side of the house as well as an attached garage. The blueprint is 1850 square feet. I will go over the setbacks.

The setback to the left is existing is approximately 4.98 feet. The closest point to the rear is 25.06 feet which is a quarter of the existing family room. The right side setback is 8.78 feet which is a corner of the existing family room and the front is 35.40 feet to the front property line.

The exterior is a combination of brick and siding the rest of the home is siding. I was contacted by Mr. & Mrs. Orlando to design an addition to accommodate Mrs. Orlando's parents they asked that the addition be all on one floor. The majority of the addition will be located in the rear and a smaller addition will be located towards the front of the dwelling.

The new setbacks on the left will be maintained as there is no work towards the left side of the property. That is set at 4.98 feet as it is now. The rear yard will also be maintained the new addition will not encroach into the rear yard setback will be

maintained. The right side yard setback will also be maintained as we are aligning the addition with the front. The front yard setback will be closer to the front yard property line, but we are still within the allowable 30 foot front yard setback. The new setback would be 30.42 feet.

I will go over the new floor plan on D5. This shows the floor plan and what we are proposing here is a new front porch a converted entry foyer, we will be taking part of the living room and dedicating part of it to a closet towards the back would be an open dining room along with the dinette kitchen, a family room, which is existing and a small alcove and that will be converted entry into the garage. From the foyer there is a hallway that leads to the rest of the space in the home. That leads to a bathroom, access stairs to the basement, bedroom #1, bedroom #2, a laundry room and the master bedroom.

I will describe the elevations. D2 The upper drawing is the north elevation and what we are proposing here is the porch with a gable roof over it. A small gable over the garage. The purpose of this is to make our front elevation more estatically appealing and to upgrade the home.

The lower drawing is the west elevation also we are proposing a gable to face the side. The materials are a combination of stone and siding. D3 would be the south elevation toward the rear with a gable roof over the master bedroom. A gable over the family room, small dormer at the attic level.

What we are asking for is 3 variances, lot coverage, right now is 25.49%, we are asking for 30.68%. The improved lot coverage is currently 35.23% and we are asking for 47.44%. The other variance that we are asking for is the combine of both side yards where required is 18 feet and we have 13.76 feet for the combined side yards and we are aligning so we are keeping the same side yard setbacks.

I don't see any detriments to any of the neighbors also they are all one story of the home and most of the other homes in the area are the same.

Mark Skerbetz – I would like to make a statement, based on the calculations my total side yard is 13.79 feet.

John Bryjak – That is existing we are not going beyond the footprint.

Ron Black – What is the current coverage of the property now.

John Bryjak – It's 25.09 and that is the building lot coverage.

Chairman Schlossberg – Any questions from the board?

Member – You mentioned that there was a previous deck, is that deck still there?

John Bryjak – The post are still there it is dismantled.

OPEN TO THE PUBLIC

No one stepped forward.

OPEN TO THE BOARD

Mr. Skerbetz – Mr. Orlando – would you say with your home improvements is keeping with the neighborhood?

Mr. Orlando – Yes.

Tom Lawler – I would make a motion to approve this application, seconded by Ron Black.

ROLL CALL

Ron Black, Gary Esposito, Tom Lawler, Anthony Arturi, John Evancho, Robert Schlossberg – Vote Yes.

Motion passes.

2014-10 Adam DelCorral, 186 Monroe, Block 604, Lot 14 Variance for in ground swimming pool. Proposed lot coverage of impervious surface is 47.3% where 35% is permitted. Patio is 3 feet from rear yard property line, where 5 feet is permitted. Pool is 7 feet from rear yard property line, where 10 feet is permitted. Pool is 7 feet from westerly side yard property line, where 10 foot is permitted.

Chairman reads from letter of denial.

Adam DelCorral is sworn in.

Adam DelCorral – my wife and I moved into town about one and ½ years ago. We would like to put a pool in the back yard it takes up about ½ the left side of the backyard with a patio around it. We wanted to move a little further from the house so there is an appropriate amount of space between the house and the pool.

Member – Were you the owner when the reconstruction was done to this house? Did you buy this house after the construction was done?

Adam DelCorral – Correct.

Member – Do you know if there were any variances asked for during the course of that construction?

Adam DelCorral – I do not know.

Member – With regard to the present layout existing and the approved lot coverage percentage that is left blank can we make the assumption then that it would be conform with the current 35%.

Mark Skerbetz – You can assume as to what he has now is legal.

Adam Gordon – is sworn in. (Manager of pool company)

Adam Gordon – I believe that the house before was at the maximum for coverage.

Mr. Skerbetz – So you are adding almost 1100 feet of coverage with the pool and the patio.

Adam Gordon – It is a small pool 14 by 28 pool.

Mark Skerbetz – Based on your numbers here what is existing and what is proposed your total impervious coverage is about 35%.

Member – Are there any other structures in the backyard currently any patios, decks?

Adam DelCorral – There is a small patio maybe 6 by 10.

Mark Skerbetz – For the board's knowledge there is a minimum setback required between an accessory structure and a home by 5 foot.

Member – Why do you want the pool?

Adam DelCorral – It is something I grew up with.

Member – The drawings show that you have a seepage pit in the back and a seepage pit in the front do you have any pooling when you have heavy rains?

Adam DelCorral – They are completely dry. The sump pump in the basement is dry.

Mark Skerbetz – In ground or above ground pools there is a built in reservoir capacity which is about 6 inches.

Member – Do you have any children, neighbors around where you are? My concern has also been children doing some dumb things. And having the pool that close to the property line concerns me. Have you had any contacts with your neighbors?

Adam DelCorral – The pool is 7 feet from the fence line. Directly behind that is a couple with no kids. Behind us to the right they are school age kids.

Member – On the fence there are areas on your side where a kid could get up on the fence on your side.

OPEN TO THE PUBLIC

No one stepped forward

OPEN TO THE BOARD

Member – I think anyone who wants a pool is deserving of a pool and it is their business. Having visited the property I am just a little concerned of the closeness of the pool to the back left corner.

Robert Schlossberg I will make a motion to approve, seconded by Ron Black.

ROLL CALL

Ron Black, Tom Lawler, Anthony Arturi, Al Ruhlmann – Vote No.

Gary Esposito, John Evancho, Robert Schlossberg – Vote Yes.

Application is denied.

2014-11 Michelle Grisanti, 66 Bloomfield Avenue, Block 209, Lot 15 Seeks approval for variances required for a garage.

Robert Grisanti is sworn in.

We asked this guy what the final exterior would look like. It will match the house.

OPEN TO THE PUBLIC

No questions.

OPEN TO THE BOARD

Robert Schlossberg I am going to make a motion to accept this application, seconded by Gary Esposito.

ROLL CALL VOTE

Gary Esposito, Tom Lawler, Ron Black, Anthony Arturi, John Evancho, Robert Schlossberg – All vote Yes.

Application is approved.

Approval of the minutes of October 8, 2014.

Gary Esposito made a motion to accept the minutes, seconded by Anthony Arturi.

ROLL CALL VOTE

Robert Schlossberg, Anthony Arturi, Gary Esposito vote yes.

Minutes are approved.

MOTION TO ADJOURN 9:30PM

Respectfully submitted by,

Marijane Brandau