

appeal

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Date: 02/26/2016 02:04 PM
Subject: Zoning Board N=Minutes February 10, 2016

ZONING BOARD OF ADJUSTMENT

WEDNESDAY, February 10, 2016

MINUTES

Victoria Pekerman Esq.

Chairman Chusid opened the meeting at 8:00PM.

PRESENT: Gary Esposito, Eileen D. Chusid, Ron Black, Avo Derbalian, Al Ruhlmann, Valerie Costa, Robert Nyman, Mark Skerbetz Zoning Officer.

ABSENT: Karen Glass, Adam Herbst,

Flag Salute

Sunshine Statement

Open Public Meetings Act – Adequate notice of this meeting has been provided by sending notices on December 20, 2015 to the Ridgewood News and on December 20, 2015 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.

NEW BUSINESS

Connolly Application #2016-01, 185 Wayne Avenue 908/9 Variance for Set back and Yard Regulations

Andrew Connolly and his architect step forward and are sworn in. Ms. Chusid read from letter of denial. The side yards are now 4.9 and they are requesting 4.99.

Mr. Connolly- I recently purchased this house. On the right side of the house we would like to put an addition on the back keeping it in a straight line and the other variance is for the driveway to keep our cars out of the street.

Eileen Chusid - please tell us in a few brief sentences what you are planning to do.

Mr. Connolly – Eventually, I want to put an addition on the back and keep it in a straight line. I want to be able to park our cars in the driveway.

The architect Mr. Madaris - I am an architect based in Norwood, with a mailing address in Teaneck.

This property is in an R1 Zone, the lot requirements is 7500 square feet. The lot is non-conforming in width, 7500 square feet is required and we have 7200 square feet. In River Edge when a lot is less than 7500 feet wide, but greater than 50 feet wide the side yard requirement is 60 feet wide. Currently, the house is 1&1/2 stories, it was built in 1939. There is a one story enclosed front entry. We are not modifying that.

The side yard variance we are seeking is the side yard variances, which we are required to be 6 feet from the side on the lot We are proposing 4.99 on the right side. And the house is 4.9 and the reason for the variance we are seeking is greater even though the addition is because the house is set on a askew and in addition to that it currently has a brick veneer, but the addition is not going to continue the brick. The variance we are seeking is approximately 5 feet it is one foot from the from the requirement and I think it will clarify the big picture of the design of the house, by not creating any notation and it is only the one foot and we are going to extend the garage toward the back with a nice clean look in addition these requirements in River Edge from one structure to an additional property structure for lots that are this width requires it to be 12 feet from structure to structure and based on a measurement we are going to be about 15 feet from the neighbors.

Eileen Chusid - there are 2 zoning hardships associated with this application. 1) The undersized lot (2) The house is already on a askew. I see that you have kept the building to a maximum height of 30 feet, which for frame of reference, most of the colonials in this town are 28 feet. I see that you have two seepage pits that is going to address any impervious coverage in terms of seepage.

The board members may ask questions? Mr. Nyman is parking a hardship on that street?

Mr. Black– I passed by the house this afternoon I took a look and is the current driveway is it big enough to put two cars in nose to nose.?

Mr. Connolly – Yes.

Mr. Black - Are you currently using the garage?

Mr. Connolly – No.

Mr. Black – Are you going to put both cars in the driveway?

Mr. Connolly – In the future I would like to.

Mr. Black – What is the coverage of the driveway?

Mr. Connolly – 190 feet.

Eileen Chusid – What kind of siding, what kind of landscaping?

Mr. Connolly - Vinyl siding.

Member - the garage are you keeping it where it is?

Mr. Connolly – The garage is staying where it is with an addition on the back.

OPEN TO THE PUBLIC

Please state your name – Karen Cayor, 189 Wayne Avenue is sworn in. Also, a second woman stood up. Michelle Coretti, 193 Maple Avenue is sworn in I came for information gathering. I was wondering about that backyard set-back they are requesting is it going to be backwards towards my house and how is the distance between the backroom of my house to the addition? Various questions.

Mark Skerbetz – (not audible)

Karen Cayor – I am afraid the drainage of the house is going to end up in my yard.

Ms. Chusid – They have gone through efforts to put in seepage pits.

Architect – We will be happy to provide a survey at the end to say it has been built according to the plans.

Architect – The driveway is 10 feet wide and the actual width of a driveway should be 22 feet. This is 20 feet.

Ms. Caylor – The current driveway is 10 ½ wide.

Resident – 193 Wayne Avenue – I would like to say this looks very pretty.

Eileen Chusid – What is the rule in town, some houses are grandfathered in. Do you have to have driveways to accommodate 2 cars?

Mark Skerbetz – You have to have 2 off-street parking spaces.

Eileen Chusid – The only hardship that this applicant has is the small size of the lot.

(Not audible)

Eileen Chusid – Are you planning on putting a fence in?

Mr. Connolly – There is a fence in now.

Lawyer – I am going to ask that the photographs be logged in as A1, 1B and 1C and a series of 4 photographs 2-A, 2B, 2C, 2D and exhibit 3A, 3B, 3C – 3D another set of 4 photographs.

Eileen Chusid – I will pass these on.

Mr. Connolly – It looks like it goes to the property line on the right side about 19 feet wide.

Eileen Chusid – What is your objection?

(Neighbor Not audible)

Eileen Chusid – What is your time frame?

Mr. Connolly – Probably early spring we are hoping by the end of the summer.

Member – From the existing driveway if you go 10 feet it looks like you are going to be at the door.

Eileen Chusid – What is the walkway to the front door?

Mr. Connolly – It is a little over 12 feet from the edge of the driveway to the end of the walkway. Made out of concrete.

CLOSE TO THE PUBLIC

Eileen Chusid – I am going to close this portion to the public and open to the board.

Member – This question is for Mark Skerbetz, what does the ordinance say regarding curb cuts and also extending the driveway for the front of the house.

Mark Skerbetz – Curb Cut 20 feet or 20 percent. The variance says you cannot obstruct the front yard. If the ordinance did not stipulate that they would be here for a variance. I assume there is not enough room on the other side to have a car side by side.

Architect – That is correct.

2016-01 Connolly Application, 185 Wayne Avenue, variance for set-back and yard regulations Mr. Black I will make a motion that this application be approved by the board, Eileen Chusid I will second it.

ROLL CALL

Eileen Chusid – yes and I ask that our applicant work with his neighbors, Valerie Costa, Gary Esposito, Al Ruhlman, Avo Derbalian – Vote Yes.

Robert Nyman, Mr. Black No.

The application is approved.

APPROVAL OF THE MINUTES

Approval of the minutes January 13, 2016

Eileen Chusid – One correction Mr. Herbst is in and out, please correct that. He was present. And Mrs. Costa was here.

A motion to approve the minutes as amended.

Gary Esposito makes a motion to accept the minutes as corrected seconded by Avo Derbalian

ROLL CALL – Eileen Chusid, Avo Derbalian, Valerie Costa, Mr. Black – vote yes.

The Annual Report 2015 needs correction. Adjournment 9:30PM

Respectfully submitted by,

Marijane Brandau