

**Zoning Board of Adjustment
Wednesday March 13, 2013
MINUTES**

Michele Austin, Esq.

PRESENT: Peter Ng, Al Ruhlmann, Robert Schlossberg, Anthony Arturi, Gary Esposito, Karen Glass, Peter Ng, John Evancho, Tom Lawler, Mathew Clement, Mark Skerbetz Zoning Officer.

Absent: Valerie Costa, Ron Black

Peter Ng – Called the meeting to order at 8:00 PM

Flag Salute

Sunshine Statement

Open Public Meetings Act – Adequate notice of this meeting has been provided by sending notices on December 23, 2012 to the Ridgewood News and on December 23, 2012 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.

AGENDA

2013-02 David & Faith MOOTOO, 100 Lakeview Street, Block 1207/Lot 25 – Lot Coverage, impervious surface, side yard setback for addition to single family residence

Mr. Chris Blake Architect, 155 N. Washington Avenue, Bergenfield, NJ. I have a B.A. from Kent State University 1984, licensed architect in state of NY 1988 and in NJ in 1993, opened Blake Architect, Tenafly 1999. I have appeared before 20-30 boards in Bergen County.

Peter Ng – Reads letter of denial into the record.

Applicants are sworn in.

David Mootoo – We have lived in this town for 25 years. We have looked at options that would conform to the variances, we find that it is not attractive to us and it would be difficult.

Chris Blake – They are adding an addition to a single family house. The property is undersized 5500 square feet where 7500 square feet is required. The property is 55 feet wide where 75 feet is required. We have an existing non conforming lot that is undersized. The variances we are seeking is the improved lot coverage and combined setbacks I think is the easiest one 12 feet is required we are proposing 11.7. We are not making anything worse we are just continuing what we have towards the backyard it is adding about 10 feet to the rear of the property and we are not making the side yard setbacks any worse we are just continuing with the non-conformity.

The 2 additions in the rear that we are speaking of are to add a den to the house as well as a

larger bedroom. They are single story additions to the rear of the house. It is a Cape Cod and the second floor is an attic. We are proposing to add a small bathroom and a little sitting room. The reason we are here for is the lot coverage.

The existing kitchen is about 9 by 10; there is a little dining area 9 by 7 we are talking about modest sized rooms. They have a growing household and the modest size rooms are just a little small. We are proposing to add a den to the rear of the house and square off the kitchen. There are two bedrooms on the first floor both 13 by 10 and 12 ½ by 10 and what we are proposing is to make the one in the rear longer to 11 by 16 that will allow us to add a master bathroom, a couple of closets. On the second floor we are adding a bathroom to the back a dormer to the attic and a little sitting room over the garage.

The total square footage of the house including the garage 2172 feet. The coverage is exactly the 25% lot coverage which is allowed we are improving it to 29.27. The bulk of the work is all in the rear of the property. We are still proposing to have a 31 ½ foot rear yard setback.

Mr. Skerbetz – Mr. Blake if this were a regulation size lot of 75 by 100 feet none of these variances would be required?

Mr. Blake – That is true.

Mr. Skerbetz – Is this house an average size house with the proposed additions?

Mr. Blake – Yes.

Mr. Skerbetz – So would you say it is your opinion that the hardship here arises from the undersized lot and the undersized width of the lot due to a pre-existing condition that your clients did not create themselves?

Mr. Blake – Yes.

Mr. Ng – Does any board member have any questions? If you go to the first floor in the kitchen you have a door going out to the backyard you have 2 steps going out. Would you have a new patio will have steps going down. What is the elevation between the patio and the ground?

Mr. Blake – Less than 12 inches. Most likely one step.

CLOSE TO THE BOARD & OPEN TO THE PUBLIC

No one stepped forward.

CLOSE TO THE PUBLIC & OPEN TO THE BOARD

Robert Schlossberg – I make a motion to accept the project as presented.

ROLL CALL VOTE

Robert Schlossberg, Peter Ng, Karen Glass, Tom Lawler, Al Ruhlmann, Anthony Arturo, Matt Clement, Gary Esposito, John Evancho – Vote Yes.

Motion passes.

MEMORIALIZATION

2013-01 Paul and Mary Quinn, 122 Webb Avenue, Block 403/Lot 7 – Rear yard setback for powder room.

Al Ruhlmann I will make a motion that we approve Resolution 2013-01, seconded by Robert Schlossberg.

ROLL CALL VOTE

Karen Glass, Gary Esposito, Anthony Arturo, John Evancho, Peter Ng – Vote Yes.

Motion passes.

APPROVAL OF MINUTES FEBRUARY 13, 2012

ROLL CALL

Al Ruhlmann makes a motion to approve the minutes, Tom Lawler seconds.

Al Ruhlman, Anthony Arturo, Gary Esposito, Karen Glass, Peter Ng, John EvanchoN – Vote Yes.

MOTION MADE TO ADJOURN 8:30pm

Respectfully submitted by,

Marijane Brandau