

August 24, 2016

A Regular Session Meeting of the Allendale Board of Adjustment was held in the Municipal Building, 500 West Crescent Avenue, Allendale, NJ on August 24, 2016. Chairman Tenghi announced that the Open Public Meetings Act requirements were met by the required posting and notice to publications and called the meeting to order at 8:08 p.m.

PRESENT: Mr. Jones, Mr. Redling, Ms. Hart, Ms. Chamberlain, Ms. Tenghi, Mr. Manning, Ms. Weidner.

ABSENT: Mr. Stephen.

Ms. Tenghi requested a vote to approve the minutes for the July 27, 2016 meeting. A motion was made by Mr. Jones, and it was seconded by Ms. Weidner. A roll call vote was taken.

In Favor: Mr. Jones, Ms. Hart, Ms. Tenghi, Ms. Weidner.

ABSTAIN: Mr. Redling and Mr. Manning.

Ms. Tenghi asked for the resolution Memorializing Variance Application approval from the prior meeting on July 27, 2016. File ZBA 2016-9, Ms. Chamberlain motioned to approved as submitted, Mr. Jones seconded the motion. A roll call vote was taken.

In Favor: Mr. Jones, Ms. Hart, Ms. Tenghi, Ms. Weidner.

ABSTAIN: Mr. Redling and Mr. Manning.

Ms. Tenghi swore in the applicants for ZBA 2016-10; Sasa and Christine Trajkovic of 6 East Elbrook Drive, Allendale, Block: 104 Lot: 30. The applicants had been before the board two years prior to the month for the application for construction of their home which was approved. The applicant was seeking multiple variances; Minimum Front Yard Setback, Minimum Lot Area, Minimum Rear Yard Setback, Pre-Existing Non-Conforming Structure. Mr. and Mrs. Trajkovic were requesting the variances for construction of rear masonry steps and platform to their single family dwelling that is near completion. The original plan drawings had only one step on the back of the living room area to exit through french doors into the backyard. The hardship for the applicant was some of the plan's drawings had steps and other plans did not include the step, specifically the survey did not have the step marked out nor any future revisions excluded the step. Mr. Trajkovic explained that after speaking with the town engineer, Mr. Vreeland, it was necessary to come before the board for the necessary two steps that will be now encroaching very slightly on the outer corner into the rear yard setback due to the new topography, which resulted from the construction and grading of the land around the house to safely access the backyard. Mr. Jones asked if the french doors were in the original plans, which Mr. Trajkovic confirmed they were. Mr. Jones also clarified that this board already granted a variance for the rear porch as long as it is not enclosed. Mr. Manning noted the steps are closer to the rear yard setback than the approved porch. Mr. Manning also clarified if the doors slide open or standard french door with a landing then one step, Mr. Trajkovic confirmed standard doors with two wide steps. Ms. Hart noted the plan submitted today is a new survey. The proposal is for there to be 2 steps flush across the back living room to exit into the backyard with no hand railing unnecessary because of the width of the steps. Ms. Tenghi noted for the public record, the new survey dated August 16, 2016 submitted as exhibit A-1 that accurately reflects the 2nd step with a distance of 38.2 feet from the rear side yard setback and the new smaller driveway. The Trajkovics' also submitted photographs, along with the original resolution for construction of the home from the variance dated September 17, 2014 which was accepted as exhibit A-2. Ms. Tenghi asked the applicant if they had any comments, questions, or concerns. Having no further statements, Ms. Tenghi opened the meeting to the public for comments, questions or concern. Hearing none, the meeting was brought back to the board for discussion. Mr. Jones noted the exceptional shape

of the property and the structure as it is now located the applicant did testify to the oversight on the survey and plan revisions the need for the steps. The impact and deviation of the two steps down and 4 feet deep at a distance of 38.2 did not cause a concern for the Mr. Jones. Mr. Jones made a motion to approve, and it was second by Ms. Weidner. A roll call vote was taken on the Trajkovic's application ZBA 2016-10.

In Favor: Mr. Jones, Mr. Redling, Ms. Hart, Ms. Chamberlain, Ms. Tengi, Mr. Manning, Ms. Weidner.

A motion made by Ms. Tengi, seconded by Ms. Hart adjourned the meeting at 8:25.

Respectfully Submitted,

Christina Montanye