

May 25, 2016

A regular meeting of the Allendale Board of Adjustment was held in the Municipal building on May 25, 2016. The meeting was called to order at 8:12 PM by Ms. Teng, Chairman, who announced that the requirements of the Open Public Meetings Act were met by the required posting and notice to publications.

The following members answered to roll call: Mr. Jones, Mr. Redling, Ms. Hart, Ms. Teng, Mr. Manning, Ms. Weidner. Via video link: Ms. Chamberlain.

Ms. Teng requested a motion to approve the minutes for the April 27, 2016 meeting. On a motion from by Mr. Manning, seconded by Ms. Teng. A roll call vote was taken. Abstaining Mr. Redling and Ms. Chamberlain.

Ms. Teng requested a motion for the Resolution Memorializing the following applications:

Application ZBA 2016-5 for Theodore and Barbara Zientek of 603 Franklin Turnpike, Block: 911 Lot: 16. Variance request for Minimum Lot Area, Minimum Lot Width, Right Side Setback, and Corner Lot.

On a motion from Ms. Teng, seconded by Ms. Hart. A roll call vote was taken, abstain: Mr. Redling and Ms. Chamberlain. Approved: Mr. Jones, Ms. Hart, Ms. Teng, Mr. Manning, and Ms. Weidner

Application ZBA 2016-6 for Greg Ferretti of 117 Powell Road, Block: 1907 Lot: 25. Variance requests Minimum Side yard Setback, Minimum Front Yard Setback, Minimum Lot Area, Minimum Lot Width, and Pre-Existing Non-Conforming Structure.

On a motion from Mr. Manning, seconded by Ms. Weidner. A roll call vote was taken, abstain: Mr. Redling and Ms. Chamberlain, Ms. Weidner. Approved: Mr. Jones, Ms. Hart, Ms. Teng, Mr. Manning.

Carried from the April 27, 2016 meeting were the following applications for vote:

Public hearing of application ZBA 2016-4 for Tyler and Lindsey Kearn of 15 Homewood Avenue, Block: 2005 Lot: 2. Variance request for Minimum Side Yard Setback, Minimum Front Yard Setback, Minimum Lot Area, Maximum Floor Area, Minimum Lot Width, and Pre-Existing Non-Conforming Structure.

Mr. Whitaker stated that he has no further to present. Mr. Nestor noted for the record that both Ms. Chamberlain and Mr. Redling listened to the hearing from the last meeting and certified to vote on the application.

Ms. Teng then opened the meeting to the public for any comments or concerns for the Kearn application. Hearing none, the meeting was then brought back to the board for final comments before vote.

Mr. Nestor confirmed the new design has been reduced from 35.5% to 32.8% FAR which to be included is the stairwell and closets. The shed is to be removed from the property to reduce the FAR.

Prior to voting, Mr. Nestor summarized Pre-existing and non-conforming in lot area and lot width, minimum front yard setback, at 15 feet where 35 is required, the rear yard setback is no longer an issue. The FAR and side yard setback. Mr. Cooper confirmed the right side yard setback will continue at 10 feet. The left side yard setback is 31 feet and proposed is 20 feet where 17 is required. No other variances are being sought. It is stipulated that for approval that the shed is to be removed. A vote for FAR to pass with a minimum of 5 votes in favor. The total addition will be 698 square feet.

On a motion from Mr. Jones, seconded by Ms. Weidner. A roll call vote was taken, in favor: Mr. Weidner, Mr. Manning, Ms. Chamberlain, Ms. Hart, Mr. Redling. Not in Favor: Ms. Teng. The application is approved. Ms. Chamberlain ended the video link after the vote.

Public hearing of application ZBA 2016-7 for Douglas and Jennifer Hart of 278 Schuyler Road, Block: 1301 Lot: 8. Variance requests for Minimum Side Yard Setback and Maximum Impervious Coverage. Ms. Jennifer Hart and Mr. Doug Hart, home owner and Linda Del Nobile Manze. H-1 plans submitted 4/4/16 collectively to add 426 square feet addition to accommodate the home office, larger kitchen and moving a powder room. This property contains a pool, tennis court and a ranch home style home causing a hardship with one story home. The concern is the increase in the impervious coverage of 1.2%. Current impervious coverage is 39.32% where only 27.5% is permitted. Then the new total is 40.52% including a small walkway.

Concern is runoff water. Seepage pit and stone pit. Over by 5000 square feet of impervious coverage with pool and tennis court. Where are the seepage pits located on property? Capacity of seepage pit? Water management? Need the township Engineer review for water management to verify before application can be voted on. It was advised for the applicant to verify the current drainage systems and water management on the property with the Town Engineer, Mr. Vreeland, due to the high percentage of impervious coverage. Mr. Vreeland did meet and issue a report dated May 16, 2016 indicating certain items to be addressed. Ms. Del Nobile Manze stated the site engineer do know there 2 downspouts that enter into the ground on the east side not west side of the property as incorrectly stated in the report. There are trench drains by the garage and will need to be moved into a retention system. The revision on the drawing are only for the downspout into a retention system. Mr. Nestor confirmed that there is one downspout and trench drain going into the street currently. According the applicant that 2 downspouts that empty onto the ground. Once the addition is approved a new sepage pit into the front of the property will be added for the 2 exiting onto the ground to address Mr. Vreeland's report.

The applicant will work with the engineer on the east side of the house to add a sepage pit for the addition of 426 square feet to the home increase contingent on Borough Engineer review the drainage, for approval to ensure all code and regulations are met once the construction begins.

On a motion from Ms. Hart, seconded by Ms. Tengi subject to engineer approval. A roll call vote was taken, in favor: Mr. Weidner, Mr. Manning, Ms. Tengi, Ms. Hart, Mr. Redling. Not in Favor: Mr. Jones.

Ms. Tengi asked if any other concerns to be discussed. Hearing none on a motion by Ms. Tengi, seconded by Mr. Manning, the meeting was adjourned at 9:06 PM.

Respectfully submitted,
Christina Montanye