

February 24, 2016

A regular meeting of the Allendale Board of Adjustment was held in the Municipal building on February 24, 2016. The meeting was called to order at 8:11 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. Redling, Ms. Hart, Ms. Chamberlain, Ms. Teng, Mr. Manning, Ms. Weidner  
Absent: Mr. Jones  
Also Present: Mr. Nestor

Ms. Teng requested a motion to approve the minutes for the January 27, 2016 meeting. On a motion from Mr. Redling, seconded by Ms. Chamberlain. A roll call vote was taken, all present voted in favor.

Resolution 16-04ZBA to appoint Micheal F. Nestor Esq. as legal attorney to the Board of Adjustment. Ms. Teng read the resolution into the record. Noted was to remove the second paragraph of this resolution. Ms. Teng called for a motion to accept resolution 16-04ZBA. On a motion by Mr. Redling, seconded Ms. Teng, a roll call vote was taken. All in attendance voted in favor.

Resolution 16-05ZBA to appoint Special Legal Counsel Brian J. Halligan Esq. who will be representing the Board Of Adjustment in the matter of the lights at Northern Highlands Regional High School. Ms. Teng read the resolution into the record and then called for a motion to accept resolution ZBA 16-0. On a motion from Mr. Redling, seconded by Ms. Teng, a roll call vote was taken. All in attendance voted in favor.

Resolution 16-06ZBA to appoint Michelle Ryan as Zoning Board of Adjustment Secretary. Ms. Teng called for a discussion and hearing none requested a motion. On a motion from Mr. Redling, seconded by Ms. Teng, a roll call vote was taken. All in attendance voted in favor.

Hearing of a new variance application for Matthew and Kristen Zrebiec of 191 MacIntyre Lane, Block 1201.01, Lot 9. Mary Scro from Z+ Architecture submitted the design. Mr. Nestor swore in to testify were Mary Scro of 240 West Crescent Avenue, Allendale, NJ and Matthew Zrebiec of 191 MacIntyre Lane, Allendale, NJ. They have been the owners and living at the residence since August 2011. The design was submitted due to the homeowners need for additional bedrooms plus an expansion of the first floor living room, kitchen and 3<sup>rd</sup> bay garage. Side yard setback requirement for the garage is 40 feet, they need the variance for the corner of 35.9 feet because of the irregular shaped property that slopes to a larger size towards the back of the property of 38 feet. It is a 1.86 acre property with a home of 3,639 square feet including the garage and the homeowner is increasing just under 1700 square feet in the back of the home. The proposed new floor square footage will be 5070 square foot with the floor area ration is 6.4%, as proposed in the new design that will reconfigure the first floor layout of the family room also with the

additional bedrooms, expanded master plus master bath. For this size lot the design submitted is under the impervious coverage and allowable floor area ration and just the issue of the house is off center on the lot. The garage bays will remain open on top. The third bay is shorten to 18 feet not the standard 24 feet to keep it as much as possible within the setback and will be used primarily for storage or a small car. The third floor is aesthetics only and there will be no access to the third floor. Ms. Tengi stated for the record that it is never to occupied. The roof height will be 28 feet.

Mr. Nestor noted for the record drawings SK1-SK10 and ZD-1 collectively were submitted. Also submitted were the collection of photographs Z-2, Tax Map Z-3, and the two yellow sheets which are the survey Z-4. The pictures were taken by the homeowner Mr. Zrebiec on February 14, 2016. There are large mature plantings of perennials and trees separating the properties along the driveway between the property and the neighbor's property.

The front yard setback is 118 feet. The side sun-porch which will not be changed during the construction will remain. The pool in the backyard is all within code and the the porch is 27 feet to the pool. The pool is fully fenced in and no changes would be made to the pool or pool area.

Ms. Tengi opened the meeting to the public, hearing no public comment brought the meeting back to the board for a final decision. Ms. Chamberlain made a motion to approve the application as submitted. Ms. Tengi seconded the application. Roll call was taken and all present approved.

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 8:42 P.M.

Respectfully submitted,

Christina Montanye