

Minutes for the Zoning Board of Adjustment Meeting

December 19, 2012 8:00 pm

At 8:02 Chair McLaughlin opened the meeting with the following announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk, and copies have been mailed to individuals requesting the same.

ROLL CALL

Richard McLaughlin-present

Stephen Martinez-present

Michael Roth-present

Jin Cho-present

Marilyn Simpson-present

Reverend Marilyn Peoples-present

Mark Antonucci-absent

Karen Brady-present

Also attending:

Lynnae Psaras

Planning Board member-item for which she was attending removed from agenda. Ms. Psaras left the meeting at 8:00.

Also Present: Marti Francis, Board Clerk

John Schettino, Board Attorney

Minutes Approval: November 28, 2012. Mr. McLaughlin asked for a tabling of the minutes or at least OLV part to allow the board attorney to be sure of the details. Ms. Simpson moved to table, second Mr. Roth. All in Favor; Mr. Martinez abstained.

New Business

Richard Budinich, 5 South Avenue (Block 1319, Lot 16) Harrington Park, NJ seeks a variance to build an addition. Structure is nonconforming and needs a variance; also, per Harrington Park Code 350-84 addition would violate size limits for the property. Mr. Budinich was sworn in. The variance is needed in order to add a fourth bedroom. He has a new baby and would like to build a room over an existing first-floor room. Footprint is not expanding, although further investigation by Mr. Martinez revealed that there will be an overhang. The addition will match the current appearance. The property is 50 x 125; the addition is 22 x 17. The home is a nonconforming Dutch Colonial. Variances are needed due to the nonconformity and because this will be a fourth bedroom. There are no windows on the neighbor's side. Mr. Schettino stated that architect's drawings, not the personally drawn renderings presented, will be needed and advised the applicant to alert the attorney to the fact that he is before a board. Mr. McLaughlin polled the board and determined that the board members felt the plan seemed to be sound, subject to architectural drawings. Mr. Roth voiced concern for the neighbor's privacy. Mr. Schettino stressed that the drawings would need to be ready by the 13th of January for a January 23rd meeting. The applicant's drawings were marked A1. Ms. Simpson moved to carry the application without notice required, second Mr. Martinez. No members of the public were present for the Budinich application.

Roll Call Vote:

Richard McLaughlin-yes

Stephen Martinez-yes

Michael Roth-yes

Karen Brady-yes

Marilyn Simpson-yes

Reverend Marilyn Peoples-yes

Jin Cho-yes

Jon Mangano, 291 The Parkway (Block 1308, Lot 5) Harrington Park, NJ seeks a variance to add a front porch. Addition would violate Zoning Ordinance 350-9E in that it would encroach upon the front yard setback by 8 feet. Mr. Mangano wants to add a front porch to improve the appearance of the house. The porch will be open. There is a garage on one side of the house and the porch will stop on the other side of the house. The porch will be wood or stone and will be open except

for the railing. The porch will be 37 feet long and 8 feet back. The railing will be 36 inches high. Railings are not required with 2 steps, which this porch will have. The applicant submitted hand-drawn renderings. The board advised the applicant that an architect or a surveyor had to mark the plans as to where the porch would be and that the applicant needed to bring the plans by January 13 for the January 23rd meeting. Ms. Simpson moved to carry the application to the January 23rd meeting, second Ms. Brady.

Roll Call Vote:

Richard McLaughlin-yes	Stephen Martinez-yes
Michael Roth-yes	Karen Brady-yes
Marilyn Simpson-yes	Reverend Marilyn Peoples-yes
Jin Cho-yes	

The applicant was advised to mark the area with orange paint or tape.

6 invoices were submitted for payment by John Schettino: General \$100, Kim resolution \$250, Henschen resolution \$250, OLV resolution \$250, Mulloy resolution \$250, OLV general \$200. Ms. Simpson moved to approve, second Mr. Martinez.

Roll Call Vote:

Richard McLaughlin-yes	Stephen Martinez-yes
Michael Roth-yes	Karen Brady-yes
Marilyn Simpson-yes	Reverend Marilyn Peoples-yes
Jin Cho-yes	

Resolutions for Approval:

Our Lady of Victories Church, 81 Lynn Street, Harrington Park, NJ, Block 1304, Lot 1, seeks a variance to build an addition. Proposed addition would violate the maximum allowed lot coverage, the maximum allowed improved lot coverage, and the maximum height allowance of 35 feet. Mr. Schettino will write to the OLV attorney for clarification on the parking issue. Ms. Simpson noted that paragraph

13 should say Board of Adjustment, not Planning Board. Ms. Simpson moved to carry approval of the resolution until the January 23rd meeting, second Reverend peoples.

Roll Call Vote:

Richard McLaughlin-yes	Stephen Martinez-abstain
Michael Roth-yes	Karen Brady-yes
Marilyn Simpson-yes	Reverend Marilyn Peoples-yes
Jin Cho-yes	

Ron and Helen Kim, 30 Bluefield Avenue, Harrington Park, NJ, Block 205, Lot 5, seek a variance to build a covering over the front steps. Proposed structure will violate the 35 foot setback. Ms. Simpson moved to approve, second Reverend Peoples.

Roll Call Vote:

Richard McLaughlin-yes	Stephen Martinez-unable to vote
Michael Roth-yes	Karen Brady-unable to vote
Marilyn Simpson-yes	Reverend Marilyn Peoples-yes
Jin Cho-yes	

Doug and Anne Henschen, 15 Florence Road, Harrington Park, NJ, Block 1314, Lot 12, seek a variance to build an addition. The house is non-conforming, and the proposed addition would expand the nonconformity. Mr. Roth moved to approve, second Reverend Peoples.

Roll Call Vote:

Richard McLaughlin-yes	Stephen Martinez-unable to vote
Michael Roth-yes	Karen Brady-unable to vote
Marilyn Simpson-abstain	Reverend Marilyn Peoples-yes
Jin Cho-yes	

Charles W. Mulloy, 167 Hackensack Avenue, Harrington Park, NJ, Block 802, Lot 6, seeks a variance to remove the existing structures and construct a new home. The proposed structure would violate the requirements for setback and Lot area. Ms. Simpson moved to approve, second Reverend Peoples.

Roll Call Vote:

Richard McLaughlin-yes	Stephen Martinez-unable to vote
Michael Roth-yes	Karen Brady-unable to vote
Marilyn Simpson-yes	Reverend Marilyn Peoples-yes
Jin Cho-yes	

Ms. Simpson moved to set the reorganization meeting for January 23, 2013, to coincide with the next Board of Adjustment meeting, second Ms. Brady.

Roll Call Vote:

Richard McLaughlin-yes	Stephen Martinez-yes
Michael Roth-yes	Karen Brady-yes
Marilyn Simpson-yes	Reverend Marilyn Peoples-yes
Jin Cho-yes	

Adjournment Ms. Simpson moved to adjourn, second Reverend Peoples. All in Favor. Meeting adjourned at 8:55 pm.

The next Board of Adjustment meeting is scheduled for January 23, 2013.