

Zoning Board of Adjustment Minutes

February 26, 2014 8:00 pm

Chair McLaughlin opened the meeting at 8:04 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-absent
Michael Roth-present	Mark Antonucci-absent
Marilyn Simpson-present	Reverend Marilyn Peoples-present
Jin Cho-present	John Powers-present
Karen Brady-absent	Allan Napolitano, Liaison to the Board-absent

Also Present: Marti Francis, Board Clerk
John Schettino, Board Attorney

Minutes Approval: January 22, 2014. Marti Francis amended the minutes to change a roll call vote from present for John Powers. Reverend Peoples moved to approve as amended, second Ms. Simpson.

Roll Call Vote:

Richard McLaughlin-yes	John Powers-yes
Michael Roth-yes	Reverend Marilyn Peoples-yes
Marilyn Simpson-yes	Jin Cho-unable to vote

Approved

New Business:

Scott Kolkebeck seeks a variance to build an addition on 239 Lynn Street (Block 711, Lot 23) Harrington Park, NJ. Such addition will violate Zoning Codes 350-9 E. (1) and (2). John Powers recused himself. Doug Raddick, architect, and Scott

Kolkebeck were sworn in. Mr. Raddick testified that Mr. and Mrs. Kolkebeck are lifelong residents of Harrington Park and want to extend the porch and add onto the southern side of the house. The existing porch is about 160 square feet. They plan to square out 1 corner with a breakfast room. Currently the corner is unusable. They plan to have 4 bedrooms and 2 ½ baths. Drawings A1-A5 were explained and photographs shown. Shrubs and bushes will eventually be added. The neighbor to the north side is 30+ feet away. There are currently 2 windows on the second floor. The board had no questions. The process was explained to the applicant.

Robert Frank seeks a variance to build an addition on 14 Elm Street (Block 1204, lot 11) Harrington Park, NJ. Such addition will violate Zoning Ordinance 350-13. Mr. Frank was sworn in. He would like to add on to the back of his building in a B1 Zone. The plan meets all B1 requirements, but as it is to be used as a residence it will require a variance. The property is 50 x 169. The addition's dimensions are 31.6 x 29.5 on each floor. The first floor will be a 2-car garage; the second floor will have 2 bedrooms, 1 ½ baths, laundry, family room, dining room, kitchen, study. The third floor will have a bedroom, library, and storage. The existing building and the addition meet the bulk requirements. The lot is nonconforming. Bob Frank submitted the zoning schedule. Michael Roth confirmed that when finished there will be 1 commercial and 1 residential property. Bob prepared the plans. John Schettino requested sealed plans including the number of stories and dimensions. The process was explained.

Resolution for Approval: Michele and Richard Perez seek a variance to build an addition onto a non-conforming property at 72 Riverview Terrace (Block 401/Lot 19). John Powers moved to approve, second Marilyn Simpson.

Roll Call Vote:

Richard McLaughlin-yes	John Powers-yes
Michael Roth-yes	Reverend Marilyn Peoples-yes
Marilyn Simpson-yes	Jin Cho-unable to vote

Approved.

Marti Francis distributed the year's schedule. Marilyn Simpson moved to approve, second Reverend Peoples.

Roll Call Vote:

Richard McLaughlin-yes John Powers-yes
Michael Roth-yes Reverend Marilyn Peoples-yes
Marilyn Simpson-yes Jin Cho-yes

Approved.

Adjournment The next Board of Adjustment meeting is scheduled for March 26, 2014. Marilyn Simpson moved to adjourn, second Reverend Peoples. All in Favor. Meeting adjourned 8:34pm.