

## Minutes for the Zoning Board of Adjustment

March 26, 2014 8:00 pm

Mr. McLaughlin opened the meeting at 8:05 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-absent        | Mark Antonucci-absent                            |
| Marilyn Simpson-present    | Reverend Marilyn Peoples-present                 |
| Jin Cho-present            | John Powers-present                              |
| Karen Brady-absent         | Allan Napolitano,<br>Liaison to the Board-absent |

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

**Minutes Approval:** February 26, 2014. John Powers moved to approve, second Reverend Peoples.

Roll Call Vote:

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

**Invoices:** John Schettino: \$75.00 (General); \$250.00 (Perez). Marilyn Simpson moved to approve, second John Powers.

Roll Call Vote:

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

**Old 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 approached the bench, still under oath. Neither the board nor the public had any questions. The applicant did not have anything to add to the application. Marilyn Simpson moved to approve, second Jin Cho.

Roll Call Vote:

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

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. Robert Frank and his wife approached the bench. Bob Frank was still under oath. He brought 3 copies of official plans and a zoning schedule. He stated that both zones were included because the plans had to satisfy both B1 and residential. The area and frontage had to meet R1 requirements and all else B1 requirements. The frontage is the area in which his property runs short. The number

of bedrooms will remain the same. One driveway will be removed up to the front of the building. There are 8 proposed parking spots including the garage. The board had no questions. An audience member asked for location. Marilyn Simpson moved to approve, second John Powers.

Roll Call Vote:

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

**New Business:**

Mr. and Mrs. Kennedy seek a variance for 303 Parkside Road (Block 1402, Lot 19) to modify a nonconforming structure. The addition will violate the side yard setback. Mr. and Mrs. Kennedy approached the bench, and Mrs. Kennedy was sworn in. She testified that the house is currently nonconforming. The proposed addition is 3'8" x 5'8" and is not visible from the front or the right. The existing kitchen is awkward, and this addition is intended to ease its use. The Board felt that a decision could be made today as the property was recently visited. Marilyn Simpson moved to approve, second Reverend Peoples.

Roll Call Vote:

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

Mr. and Mrs. Hunter seek a variance to add to the driveway at 108 Kline Street (Block 709, Lot 5). Mr. Hunter approached the bench and was sworn in. He testified that there is a garage on the north side of the property and that he wants to add a driveway to create access to the

garage. Currently he has to drive across the grass and because the garage cannot be seen from the street people park in such a way that he cannot get out. He wants to lay down two 3 ½-foot wide rows of pavers and an apron on the street. Mrs. Clarke (111 Dean) asked for the width; she also asked what would be done with the existing driveway. He will leave as is; the board had no questions. Mr. Hunter was asked to mark the far edges of the driveway. He is requesting a maximum of 10 feet.

Adjournment The next Board of Adjustment meeting is scheduled for April 23. Marilyn Simpson moved to adjourn, second John Powers. All in favor. Meeting adjourned at 8:50.