

CHATHAM BOROUGH ZONING BOARD OF ADJUSTMENT  
 March 28, 2018 7:30 p.m.

Chairman Michael Cifelli called this Regular Meeting of the Zoning Board of Adjustment to order at 7:30 p.m. in the Council Chambers, Chatham Municipal Building. He stated that adequate notice for this Zoning Board of Adjustment meeting were given as required by the Open Public Meetings Act.

Names	Present	Absent
Michael A. Cifelli, Chrmn.	X	
Helen Kecskemety	X	
Frederick Infante		X
Douglas Herbert	X	
H.H. Montague	X	
Jean-Eudes Haeringer	X	
Patrick Tobia	X	
Alida Kass	X	
William DeRosa		X
Patrick Dwyer, Esq.	X	

Resolution #ZB 2018-08

The minutes of the February 28, 2018 Zoning Board of Adjustment meeting were approved as amended.

Public Comment

There was none.

Resolutions

Application ZB #17-22 (Corrected)  
Main Street Development Group, LLC  
34 Orchard Road  
Front Yard/Rear Yard  
Block 93, Lot 2

Attorney Dwyer noted that the resolution before the Board tonight is a corrected version of the Resolution that they had voted on at the February 28<sup>th</sup> Zoning Bd. meeting. Mr. Herbert made a motion to approve the corrected resolution for Application ZB #17-22 – Main Street Development Group, LLC. Mr. Haeringer seconded the motion. A roll call vote was taken:

Mr. Haeringer        -        yes  
 Mrs. Kecskemety   -        yes  
 Mr. Tobia            -        abstained  
 Mrs. Kass            -        yes  
 Chrmn. Cifelli       -        yes

Resolution #ZB-2018-09

Mrs. Kass made a motion to approve this resolution appointing Clarke Caton Hintz as the Planner for the Zoning Board of Adjustment. Mr. Haeringer seconded the motion. A voice vote was taken. All Board members present voted “aye”. The resolution passed.

Returning and New Applications

Chrmn. Cifelli announced that Application ZB #16-006: 8 Watchung Avenue, LLC will be postponed to the April 19, 2018 meeting.

Chrmn. Cifelli stated that the following applications are scheduled to be heard tonight, time-permitting:

- Application ZB #17-32: Tao Zhang – 2 Martin Place
- Application ZB #17-033: Horowitz & Fay – 61 Minton Avenue
- Application ZB #17-35: Goeckel – 35 Maple Street
- Application ZB #17-034: Cullen – 26 Chandler Road
- Application ZB #17-36: Mathew – 52 North Summit Avenue
- Application ZB #17-37: Sheldon – 8 Girard Avenue
- Application ZB #18-02: Daley & Cline – 22 Jackson Avenue
- Application ZB #18-03: Tolleson – 37 Roosevelt Avenue
- Application ZB #18-06: Perry – 120 Washington Avenue
- Application ZB #18-05: Amend & Tango – 1 Meadowbrook Road

Application ZB #17-32

Tao Zhang

2 Martin Place

Block 81, Lot 8

Side Yard Setback/Building Coverage/ FAR

The following were sworn in to testify:

Tao Zhang, the applicant

Qiong Wu, the architect

Ms. Wu submitted her professional credentials to the Board. The Board accepted her professional credentials.

Mr. Haeringer asked if proper notification had been made to the neighbors within the 200-ft. radius.

Attorney Dwyer noted that there is a proof of notice and publication in the file belonging to the application.

Mr. Zhang stated that his home was built circa 1959. It is a one-story house that sits on the corner of Dunbar Street and Martin Place. Mr. Zhang testified that the existing Floor Area Ratio (FAR) is 1700 sq. ft. He pointed out that the setback facing Dunbar Street is an existing non-conformity. Mr. Zhang is proposing 4 bedrooms on the second floor. Also, he is proposing a

regular size kitchen, a family room, and a dining room on the first floor. A two-car garage will be constructed.

Mr. Haeringer and Mrs. Kecskemety felt that the dimensions were absent.

Chrmn. Cifelli pointed out that the proposed FAR is 428 sq. ft. over what is permitted. He noted that a 3,000 sq. ft. home is a good-sized home. Chrmn. Cifelli stated that the proposed FAR is almost over a 5% increase over what is permitted by the Borough ordinance. Chrmn. Cifelli asked Mr. Zhang and Ms. Wu if they had a neighborhood analysis to prove that the proposals would fit in with the neighborhood.

Mr. Zhang answered that he had no hard copies of information concerning the neighborhood; however, he described 7 Martin Place, the home across the street, which he felt was a large house.

Chrmn. Cifelli reminded Mr. Zhang that his FAR variance is very large. He pointed out to Mr. Zhang that his lot conforms. It is not an undersized lot. With the variances being sought, especially a large FAR variance, Chrmn. Cifelli believed strong statistical analysis would need to be given by the applicant.

Mr. Zhang stated that he had one drawing with dimensions. At Attorney Dwyer's suggestion, Mr. Zhang submitted this drawing, a copy of the Site Plan, Sheet A-3 as Exhibit A-1. Exhibit A-1 contained the dimensions for the proposed first floor and second floor.

Mrs. Kass pointed out that existing dimensions are not shown on the plans.

Attorney Dwyer explained to Mr. Zhang that the FAR variance is a "D" variance which would require at least 5 affirmative votes. A neighborhood analyses would be very helpful to show that the proposals would be in character with the neighborhood.

Chrmn. Cifelli suggested Mr. Zhang may want to consider creating a neighborhood analysis before proceeding further with his application.

Mrs. Kass pointed out that the applicant's property, is positioned on a corner lot will be a factor in the Board's review. Many times, proposed FARs are planned for the back of applicants' homes and can't be seen from the street. She also urged Mr. Zhang to do a neighborhood analysis. It may turn out that the FARs of the neighboring homes may not even reach the proposed FAR in this application. Mrs. Kass also suggested photos of the neighboring homes be included.

Mr. Zhang and his architect conferred in private for a moment.

Ms. Wu asked that this application be carried to the next meeting. She and Mr. Zhang will return with the data recommended by the Board.

Mr. Herbert recommended to Ms. Wu that the applicant may want to hire a professional planner to present the needed data.

Application ZB #17-32: Zhang – 2 Martin Place will continue to the April 25, 2018 meeting.

Application ZB #17-033

Seth Horowitz & Mary Elizabeth Fay

61 Minton Avenue

Block 127, Lot 1

Lot Frontage/Side Yard Setback/Building Coverage/FAR

The following were sworn in to testify:

Seth Horowitz, the owner of 61 Minton Avenue

Marjorie Roller, the architect & planner for the applicant

Ms. Roller submitted her professional credentials to the Board. The Board accepted them.

Mr. Horowitz gave an introductory statement. He testified that his house was built in 1929 and is modest in size. Mr. Horowitz and his wife are proposing a powder room on the first floor, a guest room, and a bathroom on the second floor. Mr. Horowitz is also proposing to demolish the existing detached garage, which is currently in poor condition. Mr. Horowitz would like to construct an attached garage. Summing up, Mr. Horowitz stated that the proposals will bring his house up to modern standards.

Ms. Roller testified that the existing house is a two-and-a-half story Colonial home. Currently there are 3 bedrooms and one bathroom on the second floor. The existing first floor has a sun porch and a fireplace. Ms. Roller stated that the applicant wants to keep these existing historic features; however, create a little more space for their family.

Ms. Roller testified that a 6-foot bump is being proposed at the back of the home. An existing one-story bump at the back will be demolished. Also, to be demolished will be the existing detached garage, an existing shed, and the existing deck in the backyard. Ms. Roller stated that a one car garage will be constructed with a bedroom above it. Ms. Roller explained how this proposed garage and bedroom will improve the aesthetics of the home.

Ms. Roller explained that 200 sq. ft. of attic space have been included in the FAR calculation because of the steep roof.

Ms. Roller submitted Exhibit A-1 and Exhibit A-2: photos of the applicant's existing house and existing attic.

Chrmn. Cifelli confirmed with Ms. Roller that the applicant has a narrow lot. Ms. Roller testified that the applicant's lot is small, measuring 4782 sq. ft., 37.5 feet wide. The property does not have a building envelope because it is on a corner lot. The Borough ordinance does not give any direction on where construction can take place on this lot.

Chrmn. Cifelli asked why couldn't the proposed bulk be situated to the back of the house.

Ms. Roller answered that the only people being affected by this addition are the residents to the left of the property and the family across the street at Vine Street.

Mr. Horowitz pointed out that Vine Street has no thru traffic. It's a dead end. A paper street exists. The family directly across the street from Mr. Horowitz is the only family who accesses Vine Street. Mrs. Kecskemety confirmed with Mr. Horowitz that no sidewalk exists on Vine Street.

Ms. Roller submitted Exhibit A-3: A packet of the tax map and a Google earth-shot of the corner of Vine St. & Minton Ave., and a Goggle earth-shot of Myrtle Avenue.

At this point in the meeting, 8:15 p.m., Vincent DeNave, the Borough Zoning Officer and Borough Engineer, joined the meeting table.

Chrmn. Cifelli noted that the applicant is seeking to construct 1.2 feet off of Vine Street. He asked Mr. DeNave whether the Borough had an easement at that location, because of the street frontage.

Mr. DeNave answered no, there exists a 50 ft. wide right-of-way that ends right at that location. The applicant is 1.24 feet off of the 50-ft. right-of-way. There is no sidewalk; however, that area is often used for foot traffic. Mr. DeNave stated that on the other side of Vine Street, the Borough Council has recently approved a vacation of that land. A pedestrian walkway will be constructed.

Chrmn. Cifelli confirmed with Mr. DeNave that the Borough had no intention of turning the paper street into a real street.

Ms. Roller stated that she had photos showing two "pockets" of 37-ft. wide lots in the vicinity of the applicant's property. She pointed out these similar lots on the tax map.

The Board and Ms. Roller discussed the issue of detached garages and their relationship to FAR calculations.

Ms. Roller noted that the neighboring properties that she had researched were not corner lots, as is the applicant's. Also, none of these properties have a detached garage in their front yard.

Mr. Montague discussed his concerns about the side yards being proposed. He felt, with the proposals, that the house would become too large for the applicant's lot. Mr. Montague pointed out that there was a great deal of land behind the applicant's home to work with, using an allowable amount of FAR.

Chrmn. Cifelli pointed out that the two challenges in this application was that it involved a corner lot and the lot itself was undersized.

Chrmn. Cifelli and Mr. Horowitz reviewed the number and locations of the existing bedrooms and bathrooms in the home. Mr. Horowitz confirmed that a fourth bedroom is being proposed over the new garage.

Chrmn. Cifelli asked if there was any way the proposed additional space could be added to the back of the house, including an attached garage with a bedroom above it. He noted that some Board members had concerns that the proposals were extending too far to the right, towards Vine Street.

Ms. Roller pointed out that such an arrangement would force the applicant to go through his garage to get to his backyard.

Mr. Horowitz pointed out that by moving the proposed garage forward, more green space would be provided.

Chrmn. Cifelli confirmed with Ms. Roller that 200 sq. ft. of the FAR is in the applicant's attic. He calculated that 300 sq. ft. of living space is actually being proposed.

The Board had more questions about the back side of Vine Street and the access from Minton Avenue. Mr. DeNave sketched a map to show the unimproved portion of Vine Street that will be vacated soon by the Borough. The vacated property will be conveyed to two separate residences nearby.

Chrmn. Cifelli confirmed with Ms. Roller that the proposed construction will not be out of alignment with the other buildings that are to the left.

Mr. Montague had concerns about the two-story garage. Bulk is being constructed upward. Mrs. Kass asked who would be encroached on by this two-story garage. Mr. Herbert explained that it is encroaching on the Borough, since they are seeking a variance.

Chrmn. Cifelli asked if attic space was being planned for the construction going upward.

Ms. Roller explained that currently there is a lack of good access to the attic. There are existing stairs to the attic; however, they are very narrow and very steep. She felt more space would be needed to store the mechanicals for the proposed room at the back.

Chrmn. Cifelli confirmed that this space for future mechanicals was included in the 200 sq. ft. for the FAR calculations.

Mr. Montague still believed the proposals could be constructed at the rear of the house. He felt there was enough room. He was still concerned about the proposed side yards. Mr. Montague did not want these proposals, if approved, to set a precedence in the Borough.

Mrs. Kass believed that the proposals will not be encroaching on any neighboring properties. This situation would entail a site specific approval.

Chrmn. Cifelli stated that he understood the concerns of some of the Board members about residences being so close to the property lines. However, he felt the subject property is a unique situation. Chrmn. Cifelli believed because of recent actions taken by the Borough Council, it is highly unlikely an actual road will ever go through.

Mrs. Kass felt that the question had been addressed of why the proposed bedroom wasn't planned for the rear of the house or the main level. The applicant could then address the question of whether the proposed new bedroom location would have a negative affect on the surrounding homes. Chrmn. Cifelli suggested the applicant's planner testify on the negative and positive criteria of the application.

Ms. Roller discussed her findings on the neighboring properties from her research. All of these neighboring homes had detached garages; however, these homes are comparable to the applicant's existing home arrangement.

Ms. Roller submitted the following:

Exhibit A-4: An artist's rendering of the home with the proposed addition.

Exhibit A-5: Photos of neighboring homes

Mr. Haeringer asked Mr. DeNave what is the advantage for the Borough in maintaining this street (Vine Street) for one resident.

Mr. DeNave explained that as long as the roadway is approved, the Borough has an obligation to maintain the street..

Ms. Roller reviewed the positive and negative criteria. She testified that an existing unsightly garage, fence, and shed will be removed. An accessory structure in the front yard will be removed. Light and air will be maintained on Vine Street. Ms. Roller testified that a non-conforming deck will be removed. She felt the application proposed many benefits.

Ms. Roller stated that the proposals will have a negative effect on the neighborhood. The nearby neighbor will no longer be viewing the applicant's deck activities. The light and air for Vine Street will be maintained. Ms. Roller pointed out that the applicant's property is a unique lot, with its particular size and shape. It is also a corner lot. Ms. Roller testified that the applicant's property is a true hardship lot that needs relief.

The Board had no questions for Ms. Roller and Mr. Horowitz.

The public had no questions for Ms. Roller and Mr. Horowitz.

Ms. Roller and Mr. Horowitz then submitted their application to the Board for their consideration.

Chrmn. Cifelli asked if the public had any comments on the application

Norman Prost, 52 Minton Ave., was sworn in to testify. He stated he was a next door neighbor of the applicant's. Mr. Prost pointed out that the suggestion had been made that the applicant

build further back. That arrangement would encroach his space. Mr. Prost approved what Mr. Horowitz is currently proposing. Mr. Prost supported the application.

Chrmn. Cifelli asked for comments from the Board. Mr. Herbert stated that he was not convinced that this application had met the positive and negative criteria. He felt the plan was bulky. Mr. Herbert believed that another plan could be proposed to give the applicant the needed space without the encroachment on Vine Street. Mr. Haeringer believed the applicant's house needed an upgrade and he will support the application. Mr. Tobia believed that the house already was too large for the lot. The plans will be increasing the bulk. He will not support the application. Mrs. Kecskemety noted that the applicant's home is a very old house, positioned on a very narrow lot. She felt that the proposals will make the house more livable. Mr. Montague had serious concerns about the side yard proposals and the additional bulk. Mrs. Kass believed it was a good design and a modest upgrade. The light and air will be maintained. She will support the application. Chrmn. Cifelli felt that the property is unique. This house is in severe need of upgrading and is proposing only 300 sq. ft. of living space.

Chrmn. Cifelli explained to Ms. Roller and Mr. Horowitz that they have a choice of carrying their application to the next meeting, if the two absent Board members listen to the tape recording of the hearing.

Ms. Roller brought up the possibility of narrowing the proposed garage.

Chrmn. Cifelli answered that she and Ms. Roller can submit revised plans ten days prior to the next meeting, or submit their original plans to a fuller Board next month. After listening to the tape of the hearing, the absent members will be eligible to vote.

Application ZB #17-033: Horowitz/Fay – 61 Minton Ave. will continue to the April 25, 2018 Zoning Bd. of Adjustment meeting.

At 9:30 p.m. a break was taken in the meeting.

At 9:40 p.m. the meeting resumed.

Application ZB # 17-35

Margaret Goeckel

35 Maple Street

Block 104, Lot 10

Front Yard Setback/Rear Yard Setback

The following was sworn in to testify:

Margaret Goeckel, the applicant, was sworn in to testify.

Ms. Goeckel testified that her home is a Cape Cod style house, built in 1954. The house consists of 1200 sq. ft. She stated that her laundry area is currently in the basement. Ms. Goeckel is proposing a laundry room on the first floor. She described the existing floor plans of her home. Now retired, Ms. Goeckel prefers living mostly on the first floor.

Ms. Goeckel pointed out that one side of the house has an attached garage, eliminating the possibility of constructing a laundry room at that location. Also, there is not enough space at the rear of the home for a laundry room. The only place to construct the laundry room would be on the Chestnut Street side of her home.

Ms. Goeckel testified that she is seeking a front yard setback and a rear yard setback.

Chrmn. Cifelli asked why is the front yard setback variance needed.

Ms. Goeckel answered that her property, on the Chestnut Street side, is currently at the required 30 feet from the curb. The proposed laundry room would shrink that measurement to 21 feet. Chrmn. Cifelli confirmed that setback is on the left side. He also confirmed with Ms. Goeckel that the proposed bump-out will be one story and will serve as a new laundry room. The current laundry room is in the basement. It would be physically easier on Ms. Goeckel to do her laundry on one floor of living space and not deal with stairs.

Chrmn. Cifelli confirmed with Ms. Goeckel that the laundry room addition will measure 9 ft. by 11 ft.

Mrs. Kass confirmed with Ms. Goeckel that the rear wall of her house is an existing non-conformity.

Mr. Haeringer asked why not construct the laundry room on the deck-side of the home.

Ms. Goeckel answered that arrangement would be too close to her neighbor's home. Also, a garage exists on that side.

Answering Chrmn. Cifelli's inquiry, Ms. Goeckel described the upstairs floor plan.

Chrmn. Cifelli confirmed with Ms. Goeckel that her property is a corner lot, and the only variances being sought are for the front yard setback and rear yard setback.

Board members had no further questions for Ms. Goeckel. The public had no questions for her. The public had no questions for Ms. Goeckel.

Board discussion began. Chrmn. Cifelli noted that the applicant's property is a corner lot, and has a side yard that is challenging to deal with. There is no bulk involved. The laundry room will be only one story and will upgrade the house. It is also a safety measure. Mr. Herbert pointed out that the proposed addition will stay within the lot coverage and FAR regulations. Mr. Haeringer made a motion to approve Application ZB #17-35 – Goeckel, 35 Maple Street, with the applicant to follow any stormwater recommendations made by the Borough Engineer. Mrs. Kass seconded the motion. A roll call vote was taken:

Mr. Tobia	-	yes
Mr. Haeringer	-	yes
Mr. Montague	-	yes

Mr. Herbert - yes  
Mrs. Kecskemety - yes  
Mrs. Kass - yes  
Chrmn. Cifelli - yes

Application ZB #17-034

Jim & Kristen Cullen

26 Chandler Road

Block 97, Lot 4

Rear Yard Setback/Lot Coverage

The following were sworn in to testify:

Kristen Cullen, the applicant

Nick Bensley, the architect for the applicant

Mr. Bensley submitted his professional credentials to the Board. The Board accepted them.

Mrs. Cullen gave an introductory statement. She is proposing to upgrade her garage and add storage space. Also, Mr. and Mrs. Cullen would like a proposed master bathroom, dining room and family room. An existing screened-in porch will be converted into a year-round room.

Chrmn. Cifelli asked which proposal was triggering the rear yard setback. Mr. Bensley answered the proposed master bathroom and the garage's addition.

Mr. Bensley testified that the property is non-conforming with regard to its rear yard setback. He explained how the applicant's house was pushed back substantially, creating a 60 ft. front yard setback, where 30 ft. was required. Also, driving the variance is an existing skewed property line. Mr. Bensley described the proposed master bathroom. He felt that this master bathroom will fit in with the large homes existing in the neighborhood.

Mr. Bensley stated that the proposed addition will be constructed over an existing terrace. Mr. Bensley noted that the applicant's lot is not an abnormal size for this particular neighborhood.

Chrmn. Cifelli confirmed with Mr. Bensley that the proposal, towards the back property line, will be encroaching 2 ½ feet more than what is permitted by Borough regulations. Mr. Bensley testified that there is a large expanse of evergreens along the back property line. Thus, the neighbors at the rear, will not be impacted by the proposed encroachment at the rear.

Mr. Montague confirmed with Mr. Bensley that a new chimney will be constructed.

The public had no questions or comments for Mr. Bensley and the applicant.

The application was then submitted to the Board for their consideration.

Chrmn. Cifelli asked for comments from the Board. Mr. Tobia felt the proposals seemed sensible for this home. Mrs. Kecskemety and Mr. Montague believed that the proposals were

simple and straight-forward. Chrmn. Cifelli commented that the encroachment on the rear yard setback will be minimal, because the applicant's lot is not perfectly squared.

Mrs. Kecskemety made a motion to approve Application ZB #17-034: Cullen – 26 Chandler Road for a Rear Yard Setback variance, with the applicant to follow any recommendations made by the Borough Engineer regarding stormwater. A roll call vote was taken:

Mrs. Kass	-	yes
Mrs. Kecskemety	-	yes
Mr. Herbert	-	yes
Mr. Montague	-	yes
Mr. Haeringer	-	yes
Mr. Tobia	-	yes
Chrmn. Cifelli	-	yes

Application ZB #17-36

Kavita & Mammen Mathew

52 North Summit Avenue

Block 54, Lot 10

Side Yard Setback/Building Coverage/FAR

Mr. Haeringer recused himself from this hearing because he lives within the 200-ft. radius of the subject property.

The following were sworn in to testify:

Kavita & Mammen Mathew, the applicants

At this point in the meeting, the applicants' architect, was not present.

Mrs. Mathew testified that the current kitchen is small and L-shaped. The existing basement is not suitable as a play area for their young daughter. The existing bedrooms and closets are very small. The attic is hard to access when she and her husband need to store items. The current family room is poorly insulated.

Mrs. Mathew stated that the proposal is to open up the existing kitchen and the family room, creating an open space for family gatherings.

Mr. Mathew explained that the existing garage is non-functional because the kitchen had been expanded into the back of the garage. The proposals will make it easier to park a car in the garage. Mrs. Mathew noted that the existing basement has holes, allowing mice to come in. The proposals will help in repairing this condition and make the basement more functional.

Chrmn. Cifelli asked if the existing footprint of the house will be expanded.

Mr. Mathew answered yes. He explained that the existing house had been constructed a little off-set.

Chrmn. Cifelli suggested a break be taken in the meeting. Hopefully, Mr. Klesse, the applicant's architect, will arrive to contribute his testimony.

At 10:15 p.m. a break was taken in the meeting.

At 10:21 p.m. the meeting resumed.

Tim Klesse, the applicant's architect, was sworn in to testify. Since Mr. Klesse had testified at many Chatham Zoning Board hearings, the Board was familiar with his professional credentials.

Mr. Klesse reviewed the existing first and second floor plans, which he placed on the easel. He testified that the existing rooms are relatively small.

For the proposed plans, Mr. Klesse stated that the stove in the kitchen will be pulled out to allow more room in the garage. The existing living room will be opened up to create a family room, eating area, and kitchen. The deck will be squared off. A mudroom, a powder room, and a closet will be added.

Chrmn. Cifelli confirmed with Mr. Klesse that the kitchen was small and L-shaped. Mrs. Mathew testified that the existing kitchen has no counter space or storage.

Mr. Klesse testified on the proposals for the second floor. A bedroom will be constructed over the existing garage. A laundry area will be added, a small office measuring 9 ft. by 10 ft. will be created as well as a full bathroom, and a master bedroom suite.

Chrmn. Cifelli confirmed with Mr. Klesse that the proposed FAR variance is for 89 sq. ft. and the building coverage variance is for 95 sq. ft. Mr. Klesse believed the applicant's lot is undersized. The width is undersized. Mr. Herbert approved of the proposed bulk being constructed at the back of the house. He asked if the back of the house, with this bulk, would line up with the backs of the neighboring homes. Mr. Klesse answered that the applicant's back part of the house would line up.

Mr. Klesse submitted Exhibit A-1.

Chrmn. Cifelli confirmed with Mr. Klesse that the proposed master bedroom and living room arrangement is consistent with what exists in the Borough. Mr. Klesse reiterated that the applicant's lot is undersized. The Board discussed the proposed roof with Mr. Klesse. Mr. Klesse explained the new roof, over the proposals, would be constructed lower than the existing roof. Mr. Klesse testified that the applicant's home, with the proposals, will be consistent with the neighborhood and will not be detrimental to the public good.

The public had no questions or comments for the witnesses.

Chrmn. Cifelli asked for comments from the Board. Mrs. Kass felt the proposals were well done. She complimented the applicant and architect for proposing good improvements to a

house with an undersized lot. Chrmn. Cifelli pointed out that the architect and applicant utilized their space well. No space was wasted. He felt the positives outweighed the negatives. Chrmn. Cifelli made a motion to approve Application ZB #17-36: Mathew – 52 North Summit Avenue, with the applicant to follow any recommendations made by the Borough Engineer regarding stormwater. Mrs. Kass seconded the motion. A roll call vote was taken:

Mrs. Kass	-	yes
Mrs. Kecskemety	-	yes
Mr. Herbert	-	yes
Mr. Montague	-	yes
Mr. Tobia	-	yes
Chrmn. Cifelli	-	yes

Application ZB # 18-02

Chris Daley & Lisa Cline

22 Jackson Avenue

Block 34 Lot 24

Rear Yard Setback/Building Coverage

Chris Daley, the applicant, was sworn in to testify.

Chrmn. Cifelli noted that Mr. Daley is seeking two variances. One variance is for a rear yard setback is proposing 31.8 feet.

Mr. Daley answered that he would like to add an additional 2 feet to the proposed rear yard setback variance. He had amended drawings to reflect that change in the plans.

Chrmn. Cifelli stated that the Board could not act on these amended plans tonight. He informed Mr. Daley that amended plans must be submitted to the Board ten days before the hearing.

Attorney Dwyer noted for the record that the applicant wishes to change his plans. He asked Mr. Daley how soon could he submit the amended plans to the Zoning Office. Mr. Daley said early next week. After a brief discussion, Mr. Daley asked that his application be carried to next month's meeting.

Application ZB #18-02: Daley/Cline – 22 Jackson Avenue will carry to the April 25, 2018 Zoning Board of Adjustment meeting.

Application ZB # 18-05

Michael Amend/Tracey Tango

1 Meadowbrook Road

Block 19, Lot 19

Rear Yard Setback

The following were sworn in to testify:

Tracy Tango & Michael Amend, the applicants

Ms. Tango testified that her property is a corner lot. She discussed the pre-existing non-conformities of her property. Ms. Tango stated that her backyard set-back is 9 feet. She and her husband are proposing to construct above their garage.

Ms. Tango testified that 60% of the homes within the 200-ft. radius of her property have living space above their garages. The proposals are staying within the FAR regulations. She pointed out by constructing their living space above the garage, it would make her home blend in with the surrounding residences. Ms. Tango stated that she and her husband chose not to “bulk up” completely, making the home a square box. The proposed construction will bump in a little. The roof-lines will not be the same height. The new proposed new roof-line over the garage will be lower in volume than the home’s existing roof-line.

Ms. Tango testified that most of the proposed bulk will not be seen from Lafayette Avenue, because the garage is on the opposite side. On the side of her property, next to 7 Meadowbrook Rd., nothing will be constructed than what is currently existing. Ms. Tango stated that the neighbor’s home at 7 Meadowbrook is further back than hers.

Chrmn. Cifelli confirmed with Ms. Tango that the proposed living space will not be box-like. This proposed space will be tapering off some, therefore minimizing any negative impact it may have.

Mr. Amend submitted Exhibit A-1: a photo-board of the applicant’s existing home and some neighboring homes. Mr. Amend pointed out the neighboring homes similar to what he and Ms. Tango are proposing.

Chrmn. Cifelli asked what the proposed space will be used for. Ms. Tango answered it will used for storage.

Mr. DeNave asked that Ms. Tango and Mr. Amend, if their application was approved, to please submit the elevations for the proposed roof-line. Also, the existing dimensions on the plans should be included.

Ms. Tango and Mr. Amend then submitted their application to the Board for their consideration.

There were no questions or comments from the public for the applicants.

Chrmn. Cifelli asked for comments from the Board. Mr. Herbert felt the proposals were fairly de minimus. There is no FAR, lot coverage, or building coverage issues with this application. Chrmn. Cifelli felt the tapering of the proposed area lessens any impact these proposals may have.

Mrs. Kass made a motion to approve Application ZB #18-05: Amend/Tango – 1 Meadowbrook Rd. with the applicant to follow any recommendations made by the Borough Engineer regarding stormwater. Mr. Tobia seconded the motion. A roll call vote was taken:

Mrs. Kass	-	yes
Mrs. Kecskemety	-	yes
Mr. Herbert	-	yes
Mr. Montague	-	yes
Mr. Tobia	-	yes
Chrmn. Cifelli	-	yes

Chrmn. Cifelli announced that the applications on tonight's agenda, which weren't heard, will be carried to the next Regular Board of Adjustment meeting to be held on Wednesday, April 25, 2018, 7:30 p.m., in the Council Chambers, Chatham Borough Hall.

A Special Zoning Board of Adjustment meeting will be held on Thursday, April 19, 2018, 7:30 p.m., in the Council Chambers, Chatham Borough Hall. Two applications will be heard: a continuation of Application ZB #16-006: 8 Watchung Avenue and a matter concerning 4 Watchung Avenue.

At 11:05 p.m. the meeting adjourned.

Respectfully submitted:

Elizabeth Holler  
Recording Secretary