

CHATHAM BOROUGH ZONING BOARD OF ADJUSTMENT

October 28, 2020

7:39 p.m.

Chairman Michael A. Cifelli called this Regular Meeting of the Zoning Board of Adjustment to order at 7:30 p.m. Chrmn. Cifelli, the Board Members, and Attorney Patrick Dwyer were present by Zoom, as a virtual meeting. Chrmn. Cifelli stated that adequate notices for this Zoning Board of Adjustment meeting were given as required by the Open Public Meetings Act.

Names	Present	Absent
Michael A. Cifelli, Esq.	X	
Frederick Infante	X	
Douglas Herbert	X	
H.H. Montague	X	
Jean-Eudes Haeringer	X	
Patrick Tobia	X	
Alida Kass	X	
Peter Hoffman	X	
Patrick Dwyer, Esq.	X	

Mr. Haeringer had technical difficulties in the beginning but joined the Zoom meeting at 7:45.

Public Comment

There was none.

Resolution #ZB 2020-01

Chrmn. Cifelli made a motion to approve the minutes of the September 23, 2020 Zoning Bd. of Adjustment meeting as amended. Mr. Montague seconded the motion. The minutes of the September 23, 2020 meeting were unanimously approved as amended.

Resolutions

Application ZB #20-008

19 Dellwood Avenue

Azzinaro

Block 2 Lot 5

Maximum Building Coverage

Maximum Lot Coverage

Attorney Dwyer summarized this application which proposed removing a sunroom at the rear of the home and constructing a one-story addition. The house needed to be re-configured to meet modern standards. The Board felt there were solid reasons to grant the variances. A roll call vote was taken to approve the resolution confirming the Board's approval of Application ZB # 20-008.

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

Mr. Hoffman	-	yes
Mr. Infante	-	yes

The resolution was approved.

Application ZB # 20-011

Heithoff & Barrasso

30 Elmwood Avenue

Block 63 Lot 50

Floor Area Ratio

Attorney Dwyer summarized this application which proposed adding dormers to raise the ceiling height in an upstairs bathroom. These proposals will be on the side of the house and will be largely unseen. The increase of FAR will be relatively minor. The Board granted the variance. A roll call vote was taken to approve the resolution confirming the Board's approval of Application ZB # 20-011.

Mr. Infante	-	yes
Chrmn. Cifelli	-	yes
Mr. Herbert	-	yes
Mr. Hoffman	-	yes

Application ZB # 20-006

Manwaring

107 Center Avenue

Block 60 Lot 20

Site Yard Setback (Left)

Maximum Building Coverage

Attorney Dwyer summarized this application which proposed improvements to a single-family home. A two-story addition was proposed at the rear of the home. The Board felt the lot could accommodate the proposed variances, which were not large. The Board granted the variances. A roll call vote was taken to approve the resolution confirming the Board's approval of Application ZB #20-003:

Chrmn. Cifelli	-	yes
Mr. Herbert	-	yes
Mr. Infante	-	yes
Mr. Hoffman	-	yes
Mr. Haeringer	-	yes

Returning and New Applications

Chrmn. Cifelli announced that the only application scheduled to be heard tonight was Application ZB #20-002.

Application ZB #20-002
Beth & John Kneebone
187 Washington Avenue
Block 7 Lot 1
Exterior Right-Side Yard Setback
(Fairview Ave. side)

The following were sworn in to testify:
Beth & John Kneebone, the applicants
Timothy Klesse, architect for the applicants

Mrs. Kneebone testified that she and her husband moved to 187 Washington Ave. fifteen years ago. In 2008, they expanded the existing kitchen and family room. At that time, they did not expand their master bathroom for financial reasons. Mrs. Kneebone testified that the existing master bathroom is very small and not consistent with the rest of the home. As parents, they would like their own bathtub.

Chrmn. Cifelli asked how many bathrooms and bedrooms exist in the current home.

Mrs. Kneebone answered there are four bedrooms and four bathrooms. One of the bathrooms is in the basement and is a half-bath. The bathroom in the kitchen is a half-bath. Mrs. Kneebone testified that she and her husband are proposing to change the existing master bathroom into a closet for their bedroom. They would like to build out over their existing screened-in porch, thereby creating a larger master bathroom.

Chrmn. Cifelli asked Mr. Klesse if the only variance being sought is for an intensification for the front yard.

Mr. Klesse answered it was essentially for the front side yard. The house is on a corner lot. However, In a legal sense, the variance is for the front yard.

Chrmn. Cifelli noted with Mrs. Kneebone, that the intensification is on the second floor.

Chrmn. Cifelli briefly reviewed Mr. Klesse's professional credentials. He has appeared numerous times before the Board. The Board accepted Mr. Klesse's credentials.

Mr. Klesse put the survey and the Site Plan up on the screen for the Board to see. He pointed out the existing screened-in porch which the applicant is proposing to turn into an office. Above this office will be the proposed new bathroom for the master bedroom. Mr. Klesse explained the right-side yard setback situation which is triggering the variance. He testified if the applicant's home was not on a corner lot, they would not have to seek variance relief. The plans would then conform with Borough regulations.

Mr. Klesse testified that an existing porch at the rear of the house will be enclosed to enlarge an existing mudroom.

Mr. Klesse noted that the home, with the proposed changes, would still remain a center hall colonial. He described the first-floor plans. The house had been expanded out the back in 2008.

Chrmn. Cifelli asked Mr. Klesse if the plans, with this earlier expansion out the back, will stay within the allowable FAR.

Mr. Klesse answered yes. The plans are under the allowable FAR, as well as being under the allowable building coverage and lot coverage.

Mr. Klesse described the second-floor layout. He pointed out the one bathroom that services three bedrooms. Mr. Klesse also pointed out the existing bathroom that will be turned into a closet. He showed where the next master bathroom will be constructed over the back porch.

Mr. Haeringer asked Mr. Klesse if the sunroom/office had a strong enough foundation to put a structure above it? Or would the foundation have to be re-done?

Mr. Klesse answered that it probably was not suitable to have a structure put in above it.

Mr. Haeringer asked than would the sunroom have to then be totally demolished, and a new foundation built from scratch.

Mr. Klesse explained an alternative solution of digging two footings and, in a way, cantilever the new construction over the existing building.

Mr. Haeringer asked why the office couldn't be put on the first floor and the master suite on the second floor towards the back of the house.

Mr. Klesse agreed that arrangement could be done; however, the house will become thick in that section and some windows will be lost.

Mrs. Kneebone commented that those windows bring a great deal of light into her home. Also, her family frequently uses the patio that exists in that section.

At Chrmn. Cifelli's request, Mrs. Kneebone described how the family uses that particular elevation. The existing patio, which runs along the whole back of the house, features a fire pit, and has an entranceway that leads into the living room.

Using the side elevation, Mr. Klesse showed the Fairview Avenue side of the house and explained how he was trying to avoid a thick, mass-like appearance of the home on that side.

Mr. Klesse submitted Exhibit A-1: a short video of a drive up Washington Ave., going past the applicant's home on Washington Avenue, and then taking a left onto Fairview Ave.

Using Exhibit A-1, Mr. Klesse pointed out where the proposed addition would be added to the side of the home, consuming some of the chimney. Chrmn. Cifelli confirmed with the applicants that the existing porch had been in place before they built it. Mrs. Kneebone believed that the

side porch had been part of the original home. Chrmn. Cifelli concluded the porch was a pre-existing non-conformity. Mrs. Kneebone confirmed that she and her husband had re-enforced the porch's foundation.

Mr. Herbert asked Mr. Klesse what exists across the street from this side yard view of the applicant's house. A driveway?

Mr. Klesse believed a neighbor's garage door would face this side yard view that he has shown on the video. Mr. Klesse felt there was a good chance that Fairview Avenue was not technically developed when the applicant's home and others were constructed on Washington Avenue.

Chrmn. Cifelli confirmed with Mr. and Mrs. Kneebone that the plans include making the side porch now appear as part of the main house.

Mr. Klesse reviewed the calculations of the applicant's site. He considered it a large site. The frontage is a little wider than what is required. The site is way under regarding FAR. Mr. Klesse commented that the "thinness" of the existing home helps to control any massing of the building. The only variance being sought is for the 18 feet for the right side yard variance.

Other than some photos, Mr. Klesse was finished with his testimony.

The Board indicated that the photos were not really needed. Mr. Klesse's video had been helpful enough.

Mr. Klesse testified that all the building materials for this addition will match the existing house. The proposed addition will look as though it had been part of the original home.

The Board had no further questions of the witnesses.

Mr. Klesse submitted the application for the Board's consideration and vote.

There were no questions or comments from the public on this application.

Chrmn. Cifelli asked for comments from the Board. Mr. Haeringer was satisfied with the proposed work to be done on the foundation of the addition. He will support the application. Mrs. Kass felt that the current master bathroom was out of scale with the rest of the home. That will now be corrected. Mrs. Kass was glad to see more closet space being added. Also, she felt there would be no detriments from this application. Mr. Herbert pointed out that only a neighbor's driveway will be facing this addition. He noted that the existing foliage will be hiding the addition up until the second floor. Mr. Herbert felt Mr. Klesse will do a good job blending the addition into the original home. Mr. Montague and Mr. Tobia approved of the application. Mr. Infante pointed out that there will be no light, air, and open space issues with these plans. He felt the addition will fit in well with the neighborhood. Mr. Hoffman felt Mr. Klesse's video was very helpful to the Board. Chrmn. Cifelli noted that applications involving corner lots can be challenging. He pointed out that the bulk of the addition is at the back of the house. It will not be seen on Washington Avenue.

Chrmn. Cifelli made a motion to approve Application ZB #20-002: Kneebone – 187 Washington Avenue, with the applicant to follow any recommendations the Borough Engineer may give concerning stormwater run-off. Mrs. Kass seconded the motion. A roll call vote was taken:

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

Application ZB # 20-002 was approved.

At 8:30 p.m. the meeting adjourned.

The next Chatham Borough Zoning Board of Adjustment meeting will be Wednesday, November 18, 2020, 7:30 p.m. It will be a virtual meeting.

Respectfully submitted:

Elizabeth Holler
Recording Secretary