

BOROUGH OF MIDLAND PARK - ZONING BOARD OF ADJUSTMENT MINUTES

July 9, 2008

PLEASE TAKE NOTE:

ON WEDNESDAY, JULY 9, 2008, THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MIDLAND PARK HELD A REGULARLY SCHEDULED MEETING IN THE MIDLAND PARK COUNCIL CHAMBERS, 280 GODWIN AVE., MIDLAND PARK, NJ. THE FORMAL MEETING BEGAN AT 7:30 P.M.

FORMAL MEETING

READING OF THE OPEN PUBLIC MEETINGS ACT

PLEDGE OF ALLEGIANCE

ROLL CALL:

Mr. Edward Smith	present	Mr. Nicholas Papapietro	present
Ms. Patricia Jeffer	present	Ms. Linda Herlihy	absent
Mr. David Zuidema	present	Mr. Douglas Feick, Alt. #1	present
Mr. Richard Kroitsch	absent	Mr. Glen Biswurm, Alt. #2	present
Mr. Peter Braunius	absent		

D. Doyle, Board Attorney was present on behalf of the Board.

Minutes of the June 11, 2008 meeting were approved, Mr. Feick did not vote on the minutes as he arrived after vote was taken.

PUBLIC HEARINGS:

D’ALESSANDRO, STEPHEN- Block 7.06 Lot 10- 57 Busted Dr- Stephen D’Alessandro, sworn in. Notices are in order. Chairman reviewed application; side yard variance of 4.9' where 16.5 is required based on average lot width to construct an addition. Mr. D’Alessandro advised that he proposes to lower the grade of the driveway by adding a two car garage and expand living space in the living area of the second floor. The right side of the property is tree-lined and should not be a problem to the neighbors. Existing home has a one car garage on the first level. Exhibit A-1 through A-6, photos. Mr. D’Alessandro will require a variance in order to build a two car garage with adequate space. Board discussed how large the garage would have to be to be practical and usable. Mr. D’Alessandro advised that the variance figure on his denial form is incorrect; it should be 4.4', however he would like approval for 4.9' if agreeable to the Board. Atty. Doyle confirmed the variance request; the lot width is 78' where 30% or 23.40' is required for total side yard set back; the left side of the house has a 6.89' set back and 16.5' is required on the right side where 12.097' is provided and a variance of 4.4' is requested. Mr. D’Alessandro intends to lower the garage floor by 4'; total excavation with footings will be 7'. He proposes to demolish the single car garage and floor above in order to lower the elevation of the new garage. Board asked if a single garage door design would work better for the garage size; Mr. D’Alessandro does not think it would be practical. Board discussed the property survey and distance from the neighbors property. Mr. D’Alessandro advised that the shrubs on the side will remain however he believes that there is enough room on the right to put a parking space to the right of the garage. Atty. Doyle reviewed the variance criteria; lot is undersized and non-conforming. The proposed size of the home would be similar to other homes in the neighborhood. Board discussed discrepancy in drawings re: dimensions of garage. Dimension of the interior of garage is 23' 9 1/2". Applicant would like a 4.9' variance in order to increase the size of the garage by 6". In response to Atty. Doyle question, Mr. D’Alessandro advised that the 4.4' variance would enable a two car garage. Board must determine if another 6" added to the variance would be acceptable.

Board questioned plans re: building and improved lot coverage. The plans were drawn for a garage that requires a 4.4' variance; coverage would have been calculated with the smaller garage size and coverage would be increased if a larger variance is approved. No coverages have been calculated on the plans; the applicant proposes to create another parking space on the right of the proposed garage. Atty. Doyle confirmed the requirement that no off-street parking area shall be located closer than two feet to a side property line and five feet to a rear property line. Board discussed retaining wall location and set backs; Board may consider the retaining wall as part of the driveway structure. Board estimated coverages to be over what is permitted. Atty. Doyle advised the applicant to submit accurate coverage calculations to determine if a variance for coverage may be required. Meeting opened to the public, with no comments, meeting closed to the public. Motion by Ms. Jeffer to carry this application to the August meeting, seconded by Mr. Papapietro; all voted in favor. No further notice required if no further variances are required.

new business

henpairealty co block lot godwin ave atty doyle
 received a phone call from the clients attorney advising that the
 plans have not been completed board authorized atty doyle to
 research original resolution and take appropriate action board also
 commented that the sears store also located at this property has had
 outside sales and storage which they believe was restricted in their
 approval the board authorized atty doyle to research the sears file
 in reference to this issue

COMMUNICATIONS:

TUDOR PARK LLC- Block 4 Lots 19 & 20- 65 & 85 Maltbie Ave- Motion by Ms. Jeffer to authorize the release of the performance bond on the condition that a maintenance bond be posted according to law, seconded by Mr. Papapietro; all voted in favor.

marknev assoc llc block lot block lot greenwood ave
 board discussed status update on site work board engineer lan assoc
 to follow up with report

Meeting was adjourned at 8:45 PM
 Janet Giardino, Board Secretary