

**BOROUGH OF MIDLAND PARK - ZONING BOARD OF ADJUSTMENT MINUTES**

**May 11, 2011**

PLEASE TAKE NOTE:

ON WEDNESDAY, MAY 11, 2011, 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.

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FORMAL MEETING

READING OF THE OPEN PUBLIC MEETINGS ACT

PLEDGE OF ALLEGIANCE

ROLL CALL:

Ms. Linda Herlihy	present	Mr. Glen Biswurm	present
Mr. Douglas Feick	present	Mr. John Meeks	present
Mr. Richard Kroitsch	absent	Mr. Richard Formicola, Alt. #1	present
Mr. Peter Braunius	absent	Mr. Matthew O'Toole, Alt. #2	absent
Mr. David Zuidema	absent		

Dan Zwillenberg, Esq., Board Attorney and R. Wostbrock, Board Engineer were also present on behalf of the Board.

Minutes of 4/13/11 were approved.

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**PUBLIC HEARINGS:**

GOMBAS, GREGORY- 19 Maple Ave -Block 30.02 Lot 1.01- Gregory Gombas, sworn in, notices are in order. Board summarized application; previous appearances and amended notice. Exhibit A-1, application, A-2, 3 page submission by Mr. Gombas dated 4/18/11, A-3, photo board with fourteen photos and copy of highlighted portion of tax map. Mr. Gombas described existing conditions; open and uncovered porch. Propose to improve the aesthetics of the home by adding a covered porch in the center of home and also relocate windows to create a better balance. Proposed porch is 14' x 6'; front of house is non-conforming with an existing 24' front yard set back; new porch will exacerbate a non-conforming condition. R. Wostbrock explained the proposed changes to ordinance re: covered porches. Exhibit A-1 determines established front yard set back; average is 18.04'; measurements were taken from the property line; R. Wostbrock advised that corner property (170 Birch) should not be used for average calculation. 18.3' is the average set back without 170 Birch. Proposed porch ordinance would allow a 5' x 5' landing with a 7' x 6' roof (including overhang) where the total encroachment does not exceed ten feet into the required set back. Porch is 14' x 6' and would not fit that criteria. Established front yard set back is 18.3'; applicant proposes 12' 8". Mr. Gombas advised that although the porch is 12' 8" from property line the distance from the street edge is much further; house is 39' from the street edge. Existing porch is unprotected and hazardous; existing slab clearance of 3' is a safety hazard and inconvenient. Proposed porch addition will improve the look of the house, eliminate the safety issue and be more in conformance with the other houses in the neighborhood. Board questioned why the home requires more than the 5 x 5 porch which would be allowed under the new proposed ordinance. Mr. Gombas believes a 5 x 5 porch is too small for the home which is 40' wide; would like the home to be more of a modern look which have larger porches. R. Wostbrock commented on the cross section of depth of steps; advised that one foot could be eliminated by lowering the porch and eliminating a step. Mr. Gombas discussed adjustments that could be made to eliminate another step which may also

reduce length of steps; by reducing the depth of the porch to 5', new porch and steps would be similar to existing. Improved coverage re: A-2, 40% permitted, existing is 45.5%. Propose to remove concrete pavers around pool to reduce coverage; 5,387 is existing improved coverage, proposing total coverage is 5,311 or 44.9%, by removing 150 sf of pavers, adding new porch & steps for a total of 74 sf; reduction in existing coverage. Meeting opened to the public, with no comments, meeting closed to the public. Board reviewed variance request; front yard set back of 13' 10" where 18' 4" (established set back line) is required for a variance of 4' 6" and an increase in width of structure by 9'. Proposed porch would be 10' 2" from house but a 5' deep porch would be 9' 2" from house. Motion by Mr. Feick to approve front porch with a set back of 13' 10" from property line to the front of the bottom step or to extend 10' 2" from the front of house, where 18' 4" is required, for a variance of 4' 6", and where an increase of the width of the porch is 9' for a total width of 14', and improved coverage is to be reduced to 44.9%, seconded by Mr. Biswurm; all voted in favor except Ms. Herlihy who voted no.

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**RESOLUTIONS:**

VERIZON/ T-MOBILE- 80 Godwin Ave- Block 6 Lot 1 & 17.01 (17.02)- Motion by Ms. Herlihy to carry resolution to June 8<sup>th</sup>, seconded by Mr. Formicola; all voted in favor.

ALDERSHOF, CURTIS- 27 Faner Rd.- Block 27.03 Lot 4- Motion by Mr. Feick to approve resolution, seconded by Mr. Biswurm; all voted in favor.

FIRST CHURCH OF CHRIST SCIENTIST – 259 Godwin Ave- Block 20.09 Lot 3- Motion by Mr. Biswurm to approve resolution, seconded by Mr. Feick; all voted in favor.

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**COMMUNICATIONS:**

Rigs Development I LLC- 42 Central Ave- Block 47 Lot 7- Board attorney and engineer have reviewed agreement; Motion by Mr. Feick to authorize Ms. Herlihy to review and sign agreement on behalf of the board, seconded by Mr. Formicola; all voted in favor.

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Adjourned at 8:57 PM

Janet Giardino  
Board Secretary