

CALL TO ORDER:

The meeting was called to order at 7:30 p.m. at Borough Hall by Chairwoman Christina Hembree with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Sanjeev Dhawan	Absent
Emilia Fendian	Present
Robert Hayes	Present
Michael Kaufman, Alternate 2	Present
Robin Malley	Present
Gary Newman	Absent
John Spirig	Present
Hasmig Yetemian	Present
Christina Hembree, Chairwoman	Present
S. Robert Princiotto, Esq.	Present
Evan Jacobs, Engineer	Not requested
Richard Preiss, Planner	Not requested
Meg Smith, Secretary	Present

APPROVAL OF MINUTES:

The minutes for September 24, 2019 were approved on a motion from Mr. Spirig, seconded by Mr. Kaufman. Motion was carried by Ms. Fendian, Mr. Hayes, Mr. Kaufman, Ms. Malley and Mr. Spirig. Chairwoman Hembree and Ms. Yetemian abstained due to absence at that meeting.

NEW APPLICATION

Vanessa Iseman
6 Natmark Court

Block 2801 Lot 26
R-15 Zone

Variances requested to expand front porch including maximum building coverage of 17.4% proposed and 15% allowed, and a front yard setback where 33.2 feet is proposed and 35 feet is required.

Ms. Iseman, owner, and Mr. Bruno, applicant's architect, were sworn in by Board attorney, Sal Princiotto. Ms. Iseman explained that she was requesting to extend the front porch to the length of the house.

Mr. Bruno provided his background and credentials and detailed information provided to the Board as follows:

A-1 Four (4) Photographs of Subject and Surrounding properties:

- (1) Photo of south elevation of subject property, 6 Natmark
- (2) Photos of 2 Natmark Court which is to the right or east of 6 Natmark
- (3) Photos of 12 Natmark which is to the left or west of 6 Natmark
- (4) Photos of property across the street from 6 Natmark

Mr. Bruno explained that this expansion of the porch complies with required setback but the steps require a variance. The existing maximum building coverage is 16.1% and is already non-conforming with 15% allowed in the R-15 Zone. Mr. Bruno stated that the expansion of this front porch would increase the maximum building coverage to 17.4%.

Mr. Bruno marked drawings of the front of the home and the front porch as A-2.

Mr. Bruno stated that this porch expansion will improve the aesthetics of the front property. Mr. Bruno stated that he believes that the benefits to the streetscape outweighed the detriment.

Mr. Bruno explained that impervious coverage is allowed to be 40% but is currently 29% and will increase to 31.2% with this proposed porch expansion.

Mr. Bruno stated that the applicant is also adding new siding a dormer, for appearance only, to improve the front of the property.

Mr. Spirig stated that these changes will improve the look of the house and the neighborhood.

Ms. Malley stated that these changes will also improve the value of the home.

Survey of the property was marked as A-3.

A motion was made to open the meeting to the public by Mr. Spirig. Ms. Fendian seconded the motion and all board members were in favor of the motion.

Ms. Fran Oliveri, owner of 23 Natmark, and neighbor spoke in favor of the application and believes that these changes are an improvement to the property and the neighborhood.

A motion was made to close the meeting to the public by Mr. Spirig. Ms. Malley seconded the motion and all board members were in favor of the motion.

A motion was made by Ms. Malley to grant the two (2) variances needed to expand the front porch as proposed. Ms. Fendian seconded the motion. On a roll call vote, all board members present were in favor of the motion.

Mr. Princiotta stated that the conditions of approval would include drainage review if deemed necessary by the Construction Official or the Borough Engineer.

PUBLIC COMMENT

The meeting was opened to the Public with a motion from Mr. Hayes, seconded by Ms. Malley, and carried by all.

Ms. Veronica Appell, 23 Cresskill Court, questioned the board regarding status of 188 Broadway. Mr. Princiotta stated that applicants for 188 Broadway have initiated litigation regarding the denial of their application.

With no other members of the public wishing to address the Board, the meeting was closed to the Public with a motion from Mr. Hayes, seconded by Ms. Malley, and carried by all.

Ms. Yetemian made a motion to go to Closed Session and it was seconded by Ms. Fendian. All board members were in favor of the motion. This closed session was documented by Resolution

19-11 for litigation regarding 188 Broadway LP and board discussion of previous approval at 60 Shaw Road.

A motion to go to Open Session was made by Ms. Yetemian and seconded by Ms. Malley. All board members were in favor of the motion.

A motion was made by Ms. Malley to approve the Closed Session minutes as amended for September 24, 2019. Mr. Hayes seconded the motion and all board members were in favor of the motion.

The meeting was adjourned on a motion from Mr. Spirig, seconded by Mr. Hayes, and carried by all.

Respectfully submitted,

Meg Smith