

**CALL TO ORDER** This virtual 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:**

Christina Hembree, Chairwoman	Present
Dianna Cereijo, Alt 2	Present @ 7:40pm
Sanjeev Dhawan	Present
Emilia Fendian	Present
Robert Hayes	Present
Michael Kaufman	Present
Robin Malley	Present
Gary Newman	Present
Hasmig Yetemian, Alt 1	Present
S. Robert Princiotto, Esq.	Present
Evan Jacobs, Engineer	Present
Richard Preiss, Planner	Not Requested
Meg Smith, Secretary	Present

**APPROVAL OF OPEN SESSION MINUTES:**

The minutes of the September 29, 2020 meeting were approved, as amended, on a motion from Mr. Hayes seconded by Vice-Chairwoman Malley. Mr. Newman and Mr. Dhawan abstained due to absence at this meeting. All other Board members voted in favor of the approval.

**RESOLUTIONS OF APPROVAL**

**Craig Kaufman**

**75 Old Farms Road**

**Block: 1002 Lot: 9**

**R-30 Zone**

Request for an addition to existing single family residence requesting a rear yard setback of 42.8 feet where 50 feet is required.

A motion was made by Vice-Chairwoman Malley and seconded by Ms. Fendian to approve the Resolution of Approval for variances requested for the proposed addition. On a roll call vote Chairwoman Hembree, Ms. Fendian, Mr. Hayes, Vice-Chairwoman Malley, Mr. Kaufman and Ms. Yetemian voted in favor of the motion.

**Craig Feustel**

**75 Woodland Road**

**Block: 1602 Lot:11**

**R-22.5 Zone**

Request for side yard setback of 17 feet 6 inches where 20 feet is required for a generator.

A motion was made by Vice-Chairwoman Malley and seconded by Mr. Kaufman to approve the Resolution of Approval for variances requested for the proposed generator. On a roll call vote Chairwoman Hembree, Ms. Fendian, Mr. Hayes, Vice-Chairwoman Malley, Mr. Kaufman and Ms. Yetemian voted in favor of the motion.

**APPLICATION (New)**

**Lysbeth & Robert Espinosa**

**Block:1505 Lot 17.04**

**14 Bliss Court**

**R-22.5 Zone**

Request for a rear yard setback of 31 feet 3 inches where 40 feet is required for a covered rear patio.

Application deemed Administratively Complete by on 6/29/2020

Application deemed Complete by Board Engineer on 8/6/2020

Ms. Espinosa, owner and applicant, was sworn in. Mr. Mesuk, architect for the applicant, was also sworn in and provided his qualifications. Ms. Espinosa stated that she is requesting a rear yard variance to cover an existing patio.

Mr. Mesuk stated that the applicant is trying to shade the patio in the afternoon and evening to make it more usable. Mr. Mesuk explained that the roof structure would be attached to the back of the existing house and will not require any other variances besides the rear yard setback variance. Height of the structure is 14 feet 4 inches. Mr. Mesuk stated that the rear yard is landscaped and neighboring properties would not be able to see the new patio roof. Mr. Mesuk stated that this new patio roof ties in with the roof of the single story garage.

Mr. Princiotto questioned access from the house to the patio.

Ms. Espinosa stated that the patio can be accessed from either the kitchen or the family room. Ms. Espinosa stated that only part of the patio is covered.

Mr. Jacobs stated that Exhibit A-1 shows the doors and patio.

Ms. Yetemian questioned an area on the patio with a fire pit.

Ms. Espinosa stated that if this covered patio is approved that she will have to move the fire pit.

Mr. Newman questioned if there will be any walls.

Mr. Mesuk confirmed that there will be no walls.

Mr. Princiotto questioned if this area will be screened.

Mr. Mesuk stated that it will not be screened.

Mr. Dhawan questioned if the proposed roof will cover the patio and the grass.

Ms. Espinosa stated that the roof will cover the existing patio and they will be moving the fire pit.

Mr. Princiotto questioned meeting notice and confirmed that the neighbors were notified and signed off on the virtual meeting notice.

Mr. Princiotto confirmed the size of the roof to be 20 feet by 21 feet 3 inches.

Mr. Newman questioned when the patio was installed.

Ms. Espinosa stated that the patio was added approximately two (2) years ago. Ms. Espinosa stated that the patio was reviewed and approved by the town.

Ms. Espinosa and Mr. Mesuk confirmed that they are not enlarging the patio.

Ms. Yetemian asked if there would be gutters on the roof to control water runoff.

Mr. Mesuk stated that there would be a gutter on the back of the roof to prevent water runoff.

Mr. Princiotto asked the applicant to address the Neglia Engineering review letter dated 8/26/20 and noted as Exhibit WCL-1.

Mr. Jacobs stated that gutters that tie in to the existing gutter system would be required. Mr. Jacobs stated that this improvement would be below the threshold and would not need a seepage pit.

Mr. Princiotto questioned the impervious coverage.

Mr. Jacobs stated that the impervious coverage was not listed for the existing single family home but that the proposed impervious coverage was still below the maximum limit. Mr. Jacobs stated that he had no concern with impervious coverage.

Mr. Princiotto confirmed the size of the covered patio to be 20 feet by 21 feet 3 inches with a height of 14 feet 4 inches. Mr. Princiotto detailed square footage as 424.95 square feet and the rear yard variance of 8 feet 9 inches. Mr. Princiotto also confirmed that this structure will remain open and not be closed in.

A motion to open to the public for questions and comments regarding this application was made by Mr. Newman and seconded by Vice-Chairwoman Malley. All in favor the motion carried.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

With no members of the public calling in to ask questions or state any concerns, and no members of the public attending on Zoom, the meeting was closed to the public with a motion from Vice-Chairwoman Malley and seconded by Mr. Neman. All in favor, the motion carried.

A motion to approve this application with a rear yard variance for a covered patio was made by Mr. Kaufman and seconded by Mr. Dhawan. On a roll call vote Chairwoman Hembree, Mr. Dhawan, Ms. Fendian, Mr. Hayes, Vice-Chairwoman Malley, Mr. Neman and Mr. Kaufman were in favor of the motion. None were opposed.

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

Respectfully submitted,

Meg Smith