

CALL TO ORDER:

The meeting was called to order at 7:33 p.m. via Zoom webinar by Chairwoman Malley with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Robin Malley, Chairwoman	Present
Sanjeev Dhawan, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Present
Philip Maniscalco	Absent
Lynda Picinic	Present
John Altadonna,	Absent
Gerald Barbara, Alt.1	Present
Brian Distefano, Alt. 2	Present

S. Robert Princiotta, Esq.	Present
Anthony Kurus, Engineer	Not Requested
Elizabeth Leheny, Planner	Not Requested
Clairese Neumann, Secretary	Present

APPROVAL OF MINUTES:

The minutes for September 26th were approved upon changes on a motion from Vice Chairman Dhawan, seconded by Mr. DiStefano. Ms. Picinic and Chairwoman Malley abstained.

RESOLUTIONS OF APPROVAL

Adam Hoffman

Block:508 Lot:15

18 Briarwood Court

R-22.5 Zone

Applicant seeks to build a portico roof over the existing three steps and platform. If constructed, the front edge of the roof will be located 32' from the front property line where 35' is required. A variance for 3' is required.

A **motion to approve** the resolution upon changes was made by Mr. Kaufman, seconded by Ms. Hembree. Ms. Picinic and Chairwoman Malley abstained.

NEW APPLICATION:

Gretchen Melman

Block: 905 Lot: 3

27 Heather Hill Lane

R-30 Zone

Applicant seeks to add an addition and a patio to the existing property which, if constructed will increase the improved lot coverage to 35.57% where only 30% is permitted. A variance for 5.57% or 1250 sq.ft. is requested. Currently the improved coverage is 35.48%. The actual increase is .09% or 19 sq. ft. Received 7/10/2023; Deemed administratively complete 7/10/2023; Deemed complete by borough Engineer on 7/27/2023.

Mr. Princiotta verified the application's notice of publication and service were accurate.

The exhibits were listed as follows:

A-1: Application

A-2: Architectural Drawings- Z+ Architects dated 5/3/2023

A-3: Survey- Dunn dated 4/4/2023

WCL1: Neglia Review Letter dated 6/27/23

The applicant's architect, Michael Scro was sworn in by Mr. Princiotto.

Mr. Scro stated the lot of 27 Heather Hill Lane is 150 x 150, a non-conforming, undersized lot for 22,500 sq.ft. where 30,000 sq. ft. is required.

He stated the house conforms to all bulk requirements, and the applicant seeks a variance for a modest addition located in the rear of the house off the kitchen. He stated the average height perimeter of the house is 26.7. ft., where 30 ft. is allowed.

Mr. Scro referenced SK-1 and SK-2 of the architectural drawings stating the existing deck and patio would be demolished. He stated the kitchen would be squared off and the applicant would reintroduce a stoop to the surface level where the patio used to be. The new patio would be 15x 22 square feet. He stated the addition would have natural stone veneer and asphalt shingles. Mr. Scro referenced SK-11, SK-12, SK-13 to give the board an idea of what the addition would look like after constructed. He stated the addition does not infringe on any neighboring properties.

Vice Chairman Dhawan questioned if the storage area show on the plan, would be open or closed.

Mr. Scro referred to Sk-12 when he stated the storage area would be closed with air-slats to protect patio furniture from weather.

Ms. Hembree questioned if any trees were to be removed.

Mr. Scro stated no trees would be removed.

Mr. Barbara questioned whether the existing shed would be removed.

Mr. Scro stated the applicant had not intended to remove the shed, and they would like to keep the shed. He stated the shed at 120 sq. ft. is included in the coverage.

Mr. DiStefano questioned if the applicant had considered taking 2ft. off the patio, this would relieve them of needing a variance.

Mr. Scro stated the applicant had considered that option, but they believe their decision to stick with 19sq. ft. was right because while they were over on lot coverage, they are under in building coverage.

Mr. Princiotto stated the variance is for 5.57% or 1250 sq. ft. as the property is already over on coverage, not just 0.09% or 19 sq.ft.

Mr. Scro added the applicant offered a seepage pit/drainage plan if the board were to vote in favor of this application.

Mr. Princiotto swore in the applicant, Gretchen Melman.

Mr. Princiotto questioned if the horseshoe driveway is necessary.

Mr. DiStefano questioned if the driveway coverage could be cut down.

Ms. Melman stated she would not like to cut the coverage of the driveway because the horseshoe part of the driveway is very steep and ices very fast in the winter.

Mr. Princiotto questioned Ms. Melman of any current drainage issues.

Ms. Melman stated there are no current drainage issues. She has put in a sump pump and French drains. She stated some water comes in the backyard but no neighbor complaints about water runoff.

Mr. DiStefano questioned if there had been any issues with black walls on the outside of the house.

Mr. Scro stated the walls are always constructed 2 x 6. He stated there have never been problems with heat or sweating with the walls.

The board agreed the house would look more uniform with the neighboring houses.

Public Session

No Members of the public were present, the board did not open to public comment.

A motion was made by Mr. Kaufman to approve this application, seconded by Mr. Barbara. On a roll call vote, all board members eligible to vote were in favor of the motion.

The meeting was adjourned at 8:21 PM on a motion from Ms. Picinic, seconded by Vice Chairman Dhawan.

Respectfully submitted,

Clairese Neuman
Zoning Board Secretary