

METUCHEN ZONING BOARD OF ADJUSTMENT

MINUTES

November 14, 2013

The meeting was called to order at 7:48 p.m. by Pat Lagay, Chairperson, who read the statement in accordance with the Open Public Meetings Act.

ROLL CALL

Present:	Pat Lagay, Chairperson Catherine McCartin Byron Sondergard Brian Tobin, Vice Chairperson Jonathan Rabinowitz, Alt. I	Jim Constantine, Planner Robert Renaud, Attorney Lisa DiFranza, Engineer Chris S. Cosenza, Zoning Officer
Late:	Suzanne Andrews (7:48 p.m.)	Eileen Millett, Alt. II (7:54 p.m.)
Absent:	Judith Sisko	Daniel Spiegel

Ms. Lagay announced that Ms. Andrews had just arrived.

CORRESPONDENCE

Ms. Lagay asked if the minutes could be voted on all at once or separately.

Mr. Renaud advised that they should be done separately since members may not have been at every single hearing.

Minutes from December 12, 2012

A motion to approve the minutes as written was made by Mr. Sondergard and seconded by Ms. McCartin. Voice vote taken. Motion carried unanimously.

Minutes from January 10, 2013

A motion to approve the minutes as written was made by Brian Tobin and seconded by Mr. Sondergard. Voice vote taken. Motion carried unanimously.

Minutes from February 14, 2013

A motion to approve the minutes as written was made by Mr. Sondergard and seconded by Mr. Rabinowitz. Voice vote taken. Motion carried unanimously.

OLD BUSINESS

13-992 **Amboy Holdings LLC** – Applicant is seeking minor subdivision, use variance and bulk variance approval to subdivide the parcel into two lots with the existing two-family house to remain and to construct a new single-family house on the subdivided lot.

292 Central Avenue

Block 51.04, Lot 20.01

R-2 Zone

There was a discussion regarding having enough members available to vote on the d variance.

Mr. Renaud announced that Mr. Tobin had listened to the tape and is eligible to vote.

Mr. Wiley introduced Nick Netta.

Mr. Netta was sworn in by Mr. Renaud.

Ms. Lagay announced that Ms. Millett had arrived.

Mr. Wiley indicated that, in addition to being a registered architect, he indicated he is the Project Architect for the application and is a Principal of Amboy Holdings.

Mr. Netta confirmed and indicated that he would testify to the existing two-family structure.

Mr. Netta introduced Exhibit A-9, a board consisting of a floor plan of the existing two-family dwelling. The structure is a two-bedroom, two-family home, fallen into a state of disrepair. The first floor is elevated about four and a half feet above grade. There are two (2) bedrooms facing streets with living, dining, kitchen and pantry with a small master bath and bath. The property is run down and needs a lot care and new finishes. The exterior of the house are the areas that need a lot of attention.

Mr. Netta introduced Exhibit A-10, a board consisting of photographs of the interior of the dwelling. He further introduced Exhibit A-11, a board consisting of photographs of the exterior of the dwelling which depicted siding and canopy in disrepair. The landscaping is severely overgrown. The dwelling will be beautified and rent-controlled to satisfy COAH requirement for another project by Applicant, in addition to constructing the proposed single-family home.

Mr. Wiley asked what the intention was for the single-family dwelling.

Mr. Netta indicated that Applicant would develop single-family home at market conditions with three (3) bedrooms and three (3) bathrooms. He further indicated that Applicant was willing to condition the CO of single-family dwelling dependant on completion of upgrades of two-family dwelling.

Ms. Lagay asked about the parking situation, having only two (2) cars available for the two-family dwelling.

Upon a question from Ms. McCartin, Mr. Netta indicated that two-family will be rent-controlled as mod and low-income. The construction of the single-family home and its subsequent sale would help finance the improvements.

Ms. Lagay questioned how the COAH unit would be controlled.

Mr. Wiley clarified that the COAH unit would be controlled by restrictive covenant, for 30 years. The property could be sold to a different party but the restrictions will continue.

Mr. Netta added that the purpose was to also provide home(s) that fit in contextually to the neighborhood.

Mr. Wiley offered that the new construction and Board's opportunity to put in additional requirements to provide for a better alternative than what presently exists.

Upon a question from Mr. Renaud, Mr. Wiley indicated that the following improvements would occur: landscaping, parking lot, fixing windows, siding, gutters, lighting, canopy and be generally cleaned. The property will match the new single-family proposed to be constructed next door.

Mr. Netta added that while the color palette will obviously vary, they will have similar elements.

Ms. Andrews asked how long Applicant owned the property.

Mr. Wiley indicated that they closed in August or September. Applicant cut down the hedges as soon as they obtained ownership at the request of the Zoning Officer.

There was a discussion regarding the present tenant, to which Mr. Wiley indicated that the tenant would have to be part of the lottery system, per COAH's regulations. The tenant may possibly qualify for the COAH units; it comes down to the timing of the project.

Ms. Lagay requested clarification regarding lighting.

Mr. Netta discussed typical residential lighting, and of the parking lot. He indicated that he would work with Mr. Constantine and Ms. DiFranza.

Mr. Renaud reviewed the conditions of approval within the 1989 resolution with respect to the railings to be provided and trimming of the shrubs within the sight triangle. He asked if there was anything that needed to be done (to modify any conditions of the existing approval).

Mr. Netta indicated that the building would be brought to code (railings would be required) and the entire property would be completely re-landscaped, including pruning the existing shrubs.

Mr. Renaud reiterated that, in addition to architecture, landscaping and lighting would be subject to the review and approval of Planner and Engineer.

Mr. Netta confirmed.

Mr. Constantine further indicated that private walkways are required (under the new Ordinance).

There was a brief discussion regarding existing shade trees and shade tree requirements.

Mr. Renaud asked what was the conclusion of the third parking space?

Mr. Wiley indicated that he would have Mr. Salmon come back to testify.

There being no further questions from the Board for Mr. Netta, Ms. Lagay opened the hearing to the public for questions for Mr. Netta. There being none, Ms. Lagay closed the public portion.

Mr. Wiley re-introduced Mr. Salmon and indicated he had previously been sworn in and is still under oath.

Mr. Salmon opined that the third parking space is not necessary but can be provided if required by the Board. A variance would be required for Open space should the third parking space be required. He noted that the new Ordinance, the variance would not be required.

There was a long discussion regarding the parking layout and shade tree requirements. Mr. Salmon showed the Board how the third parking space could be added as well as the relocation of a walkway.

Ms. Andrews questioned the parking of the proposed single-family dwelling.

Mr. Salmon indicated that there would be a garage stall, parking on the driveway and parking on the street as well.

There being no further questions from the Board for Mr. Salmon, Ms. Lagay opened the hearing to the public for questions for Mr. Salmon. There being none, Ms. Lagay closed the public portion.

Ms. Lagay opened the hearing to the public for comments regarding the application.

Andrew Zagoren, 430-438 Main Street, was sworn in by Mr. Renaud. He thanked the Board members for their service. He indicated that he had received notice of a matter before the Board.

Mr. Wiley assisted Mr. Zagoren by reviewing the notice; he indicated that the notice was for another application to be heard later.

There being no further comments regarding the application, Ms. Lagay closed the public portion.

Mr. Renaud indicated that the Board was voting on several aspects, including the minor subdivision, d variance because, in essence, Applicant is expanding the non-conforming use by subdividing off a portion of property, a number of c variances, de minimum exception related to RSIS if 2 spaces; if 3 spaces are requested, such would not be required. There were a few waivers/exceptions have been testified to as well. While the d variance is not a Medici situation, Applicant still provided special reasons. The affordable housing is related to another development. He offered to the Board that they should vote on the number of parking spaces first to determine whether de minimus exception is required or not.

There was a discussion regarding the COAH units as special reasons. The provision could be a special reason.

Ms. Lagay indicated that she preferred the extra parking space, to which other members agreed.

Mr. Wiley indicated that Applicant would have no objection if required to provide the third parking space.

Mr. Constantine noted that a curb-cut was being eliminated on Midland Avenue, thereby adding more on-street parking.

Ms. McCartin indicated that she had disagreed with the extra off-street parking space being necessary.

A motion to approve the application with the condition that the third parking space be provided was made by Ms. Andrews and seconded by Mr. Sondergard. Roll call vote taken. Ms. Andrews, Ms. Lagay, Ms. McCartin, Mr. Sondergard, Mr. Tobin and Mr. Rabinowitz voted yes. Motion passed unanimously.

NEW BUSINESS

13-991 **Mongelli LLC** – Applicant is seeking site plan, use variance for height and bulk variance approval to construct a third floor addition.

439-443 Main Street

Block 114, Lot 17.05

B-1 Zone

Mr. Tobin recused himself.

Richard Mongelli, appearing on behalf of Mongelli LLC, was sworn in by Mr. Renaud.

Mr. Mongelli indicated that Applicant seeks Major Site Plan approval with a Use Variance, related to height. The building is mixed use with Cafe Paris, Charming Nails, Traveling Tours and a couple lawyers upstairs. He had bought building in 2003. He proposes to alter the existing third floor to contain an actual habitable space. Applicant went to TRC in June and adopted all of the recommendations made at that time. He had reviewed the Maser and LRK reports and indicated that Applicant would have no objection to any of them. He introduced Michael Burns, Applicant's Architect.

Mr. Burns was sworn in by Mr. Renaud and offered his qualifications and experience. He indicated he is a licensed architect in several states. He is also a licensed planner in the State of New Jersey. He was accepted by the Board as an expert.

Mr. Burns referred to a PowerPoint presentation, which show sheet C-1 (of the submitted application to the Board). He had added parking to C-1 (second sheet), which had not been indicated in the plans submitted to the Board.

Mr. Renaud requested that the associated packet (of the PowerPoint presentation) be marked Exhibit A-1.

Mr. Burns described the site location and characteristics. He indicated that the site is located in B-1 Zone, with an existing three-story masonry building constructed some time in the 1800s. There are 10 parking spaces. The lot and building is in compliance with all zoning requirements with the exception of the Front yard setback and Open space, both of which are pre-existing non-conforming conditions. He showed photographs of front and rear of the building. He showed the floor plans of second and third floors. The current third floor has relatively low headroom. He showed existing elevations and sections. The second floor would be minimally modified to accommodate a new stairwell. The third floor would be roughly 2,000 square feet. The areas on both edges of the building would maintain the low headroom. Mechanical

equipment would be relocated and hidden from view. The actual usable area is in the center of the floor, containing three (3) offices and general circulation. The low headroom would include shelving. Low gambrel roofs and a light monitor design would be utilized.

Mr. Burns presented the proposed elevations. There are circular windows, which are from the original design of the building, would be reincorporated. The front facade is essentially the same with the light monitor above. The rear elevation would see the two (2) new gables and light monitor above. There will be a new exterior stair to serve as a secondary means of egress leading to an existing fire escape from the first floor roof to grade. The roof would be taken off with scissor truss system installed to support the light monitor.

Mr. Burns indicated that Applicant would convert the recently abandoned alley into a pedestrian walkway with landscaping. A short brick wall would be provided at the entrance of alley. The abandoned curb cut would be replaced with a curb and new sidewalks would be installed. Going back to the building, he presented photo-merge renderings for front and rear facades. New light fixtures will be provided, similar to Main Street decorative lights.

Ms. McCartin requested clarification regarding "light monitor" to which Mr. Burns described as a glass atrium space with transom windows providing natural light into the third and second floor. The rendering shows two (2) offices, but they may have a third office and conference room. The idea is to create a visual landmark (at night) and provide visual memory to the new walkway.

Ms. Lagay asked about ownership of alley, to which Mr. Mongelli indicated he owned about 80% of it, with the neighboring property owner. It is intended to be designed with trees and landscaping on one side and lights on the other. Should the neighboring property owner refuse to cooperate, the design can be flipped.

There was a discussion regarding the potential use of the exterior alley for outdoor dining. It may be explored in the future. The brick wall is at sitting height. There is a walkway that would continue to go to the end of the property line in the rear yard area.

Mr. Burns indicated maximum allowable height in the B-1 Central Business District is 35'. Proposed height is 43.5' which requires d(6) variance.

Mr. Mongelli asked why the height was designed as it is.

Mr. Burns referred to the ability of the light monitor to be an architecturally-unique visual landmark. He opined that this was the logical place to put it. He referred to the "Town Center" plan (the future Pearl Street development). The light monitor could serve as visual marker all the way across to the "Town Center" and vice-versa, perhaps "speaking to each other." Fundamentally, the design provides a more unique utilization of Applicant's office space.

Mr. Burns indicated that the application would advance the following purposes of MLUL: A, B, C, D, E, G, I, J, K. It would also meet intent of Metuchen's Master Plan mixed-use downtown development. The application would also help continue to provide viable mix of commercial uses. Applicant would provide a new safe pedestrian connection. More open space is being provided. There is no negative impact on neighboring property related to light, air and shadow. The design preserves and reinforces historical aspects of the building.

Mr. Mongelli asked if the variances be granted without substantial detriment to the Master Plan and Zone Plan.

Mr. Burns confirmed and opined that the increase in height is minimally visual from Main Street. It is similar to a cupola or belfry. It will establish a visual connection as discussed before. There will be a new pedestrian walkway and sidewalks.

Mr. Mongelli requested the Board to incorporate by reference to include prior testimony to also satisfy that benefits outweigh any potential detriments.

Mr. Burns noted that cupolas and belfries are actually permitted to project greater than 10% above the maximum permitted height. He admitted that the light monitor was not quite a cupola/belfry by definition; however, it is very similar in nature.

Mr. Mongelli asked Mr. Burns to address the parking waiver.

Mr. Burns indicated that the parking is based on square footage of the use; the addition requires eight (8) additional parking spaces, but the actual demand will be half of it. Based on practical measures, he believed the demand would be two (2) parking spaces. By closing the curb cut, the Borough gains an on-street parking space.

Mr. Mongelli noted that there are two (2) pre-existing non-conformities.

Mr. Burns confirmed. The minimum Front yard setback is 10 feet, existing and proposed will be 3.48'. The minimum Open space is 10%, existing is 0%. This would be increased slightly, but not enough to alleviate the variance request. The proposal would not increase intensity of such variances and actually decrease one. The conditions have existed for many years.

Mr. Mongelli indicated that Applicant is willing to condition the approval by having the landscaping, materials and lighting subject to review and approval of Mr. Constantine and Ms. DiFranza.

There was a discussion regarding parking demand and the third floor. Of the 2,000 square foot footprint of the floor plate, only 570 square feet is actually being added, with the interior height being 15 feet. The third floor will be used by only those accessible from that portion of the second floor below.

Mr. Mongelli reviewed the Maser and LRK reports. He indicated that Applicant will, more or less, agree to all of the comments. It was noted that the rear of the building has a collection area; garbage is sent out to the back. It is anticipated that the change in the amount of refuse will be minimal. Lights will be on (in the light monitor) when it is occupied; they will not be on all night. A railing on the roof may not be required; however, if it is required by the Construction Code, it will be provided but inset so they will not be quite so visible. The trusses may be wood or steel with wood enclosure.

Ms. McCartin asked about the height (of the light monitor); was it the result of the structural system or arbitrarily selected?

Mr. Burns indicated that it was the result of the structural system, to which he discussed in some detail.

Ms. Andrews raised her concerns regarding mix of modern and historical styles and if an alternative was considered.

Mr. Burns indicated that, in his experience, it is preferred to not attempt to replicate historical architecture for the sake of compatibility; it would dilute the character of the original architecture. Applicant did look at alternatives.

Ms. Andrews asked if the light monitor could be pushed back (from Main Street).

Mr. Sondergard echoed Ms. Andrews' concern and opined it does not integrate well at all.

Mr. Constantine noted that Applicant is actually extending the front yard non-conformity. This led to an extensive discussion regarding removing the foremost six (6) plus feet of the light monitor so as to make it more or less compliant with the Front yard setback requirement, to which Applicant agreed. There are similar roof monitors in other cities. The foremost portion of the light monitor could be pushed back but the roof overhang could be made deeper so as to create a similar overhang depth, but not exactly as shown as the rear. It would be about half as deep, but still qualify as a permitted projection.

Mr. Constantine further noted the A/C condenser units needed to be screened; he requested Mr. Cosenza to cite the section; Mr. Cosenza confirmed it was §110-136.G Physical Plant, to which Applicant agreed to comply.

There was further discussion regarding the mix of architectural styles, during which Ms. McCartin asked if Mr. Burns was familiar with any light monitors in the area. He indicated that he did, but not in Middlesex County. Mr. Burns and Mr. Constantine cited certain examples for the Board to relate to; however, it was determined that examples should be provided.

Mr. Mongelli indicated that Applicant would be willing to submit revised plans for the Planner's review and approval.

Ms. Lagay indicated that the Board should see it.

Ms. McCartin noted that the chosen vantage point of the rendering seems to show the greatest amount of roof that would be visible. Any other vantage point would show significantly less roof.

Mr. Constantine provided a sketch for Mr. Burns, for which there was further discussion regarding the mix of architectural styles. It was noted that such does exist on older industrial and commercial buildings in older cities in the Northeast. A light monitor on a masonry building is not a foreign idea.

There being no further questions from the Board for Mr. Burns, Ms. Lagay opened the hearing to the public for questions and comments for the application.

Andrew Zagoren, 430-438 Main Street, was sworn in by Mr. Renaud. He owns the property across the street. He asked if a light or wind study had been completed for the application.

Mr. Burns confirmed no.

Mr. Zagoren commented that wind blows west to east. He raised his concern about height of light monitor. Without a light study, it was not known what would happen when the morning sun hits the light monitor and refracts onto Main Street. He would encourage the Board to see some scaled drawings so the Board could understand. He raised his concern regarding the flat surface of the glass and wind blowing on the glass. He raised his concern regarding non-

conforming uses setting a precedent. He does not know when enough is enough and if it is getting too high. Across the street, he has a solar roof, which is a conforming use, and has concerns about the application's impact to the solar roof. He wanted to know if the fire department had adequate access to the roof. He is happy to see Mr. Mongelli further developing the site and hopes the development does not impact the Borough in a deleterious manner.

There being no further questions or comments regarding the application, Ms. Lagay closed the public portion.

Ms. Lagay noted the Board's concern regarding the architecture. She asked Mr. Constantine to address the issue.

Mr. Constantine requested the Board to provide their opinions; he wished to get a consensus from the Board (in order to give Applicant constructive advice). He suggested Applicant consider making a precedent study regarding light monitors to address concerns raised by the Board. There are lots and lots of examples and it would help address some of the questions. He confirmed that the light monitor should be moved back with some sort of overhang. The back side should have more screening of the rooftop units. Revised plans should be provided at the next hearing.

Ms. Lagay asked if the design was addressed at the TRC.

Mr. Mongelli stated that the design was a lot more popular at the TRC.

There was a discussion regarding the precise issues raised by Mr. Zagoren that should be addressed by Applicant. Board members indicated that the design was elegant, but the light monitor itself should be less obvious.

Mr. Renaud summarized what the Board was expecting to see: revised plans showing the light monitor moved back, with overhangs, railings or parapet on the roof and images of examples.

Mr. Mongelli expressed his concern about a design that would satisfy several members' different concerns.

Mr. Constantine reiterated that by pushing the monitor back (therefore, making it less visible) and showing examples should get it done.

Ms. Lagay indicated that the following hearing was December 12, 2013.

Mr. Mongelli indicated that he would prefer additional time.

Mr. Cosenza confirmed that the following hearing was January 9, 2014.

Mr. Renaud announced that the application would be carried to January 9, 2014 at 7:45 p.m. Plans shall be submitted 10 days in advance of the hearing date. There would be no further notice.

13-1004 Eugene Dooley – Applicant is seeking bulk variance approval to construct a second floor addition.

25 Beverly Court

Block 125.02, Lot 18

R-1 Zone

Mr. Tobin returned to the hearing.

Mr. Dooley was sworn in by Mr. Renaud.

Ms. Lagay commended Applicant for the completeness of the application. It was one of the best that the Board has received. She requested Applicant to explain what it was that he would like to do.

Mr. Dooley indicated that he seeks to effectively build a second story addition on top of the single-story ranch home. The existing home is a two (2) bedroom, two (2) bathroom home, just over 1,200 square feet. He and his wife, Jennifer, bought the home about 10 years ago. It met needs for some time; however, they have a growing family. They have outgrown the home. They have been in Metuchen since 1979-1980. They have decided that this is where they want their children to be raised, but need more space.

He further indicated that the home is non-conforming for a couple reasons: he is seeking variance from section 110-64 of the Ordinance for front yard setback, where 25 feet is required, 24.94 feet is existing and proposed; for rear yard setback, where 25 is required and 14.56 feet is existing and proposed. Lot area and lot depth is also non-conforming. Lot depth is 80 feet deep, whereas 100 feet is required. These are all pre-existing conditions. After review of application, he opined that the front yard setback technically should not be an issue because the 24.94 feet is measured to the existing brick façade that travels below grade. The second story will have cedar shingle siding on the exterior sheathing. Therefore, there will be an additional two (2) to three (3) inches (of space between the brick façade and siding. He does not intend to construct the addition within the front yard setback; in any case, he seeks to apply for the variance so that it is documented.

Mr. Renaud offered that Applicant had provided a copy of the tax maps. He asked Applicant if the subject lot was of unusual shape.

Mr. Dooley agreed. The lot is unusable in shape because of the shape of the block. The lot is less deep than most of the lots in the neighborhood. If the lot had a typical depth, they would not need a variance.

Mr. Renaud confirmed that there were homes around the lot, there is no additional land. The addition is a second floor addition.

Mr. Dooley agreed. The application proposed a second floor addition; it carries the lines of the existing home, going straight up. The roof will not project further into the front yard (or rear) setback than the existing home already does.

Mr. Renaud confirmed that Applicant is not increasing any of the non-conformities.

Mr. Dooley agreed.

Ms. Lagay asked how large the addition and (resulting overall) home would be.

Mr. Dooley clarified that the second floor addition will be approximately 1,100 square feet, to be added to the existing 1,200 square feet. The reason for the difference is because a portion of the second floor will contain a stairwell that is open to below. There will be four (4) bedrooms.

Ms. Lagay asked about the exterior materials.

Mr. Dooley clarified that there will be painted cedar shingles to match the existing three sides of the home (the front is brick). The addition on all four (4) sides will be the same with double-hung windows.

Ms. McCartin asked if there will be a deck on the second floor.

Mr. Dooley confirmed that there will be an outdoor deck on top of the garage given the limited outdoor space because of the shape and size of the lot. It will be a roof deck, sunken into the roof. From the street, it will still appear to be a roof.

Ms. Lagay and other board members indicated that it is an interesting concept.

Mr. Rabinowitz asked about the porch.

Mr. Dooley indicated that there is a small one and will be extended.

Mr. Cosenza noted that it appeared that the Board was confused because of the apparent inconsistency between the first floor plan and the front elevation.

Mr. Dooley confirmed and apologized to the Board.

Mr. Cosenza stated that it appeared that Applicant desired to construct a full porch, as indicated by the proposed front elevation.

Mr. Dooley confirmed.

Mr. Constantine indicated that Applicant should have the option to make the deeper, if desired, as six (6) feet is typical today.

Ms. Andrews asked about the roof above the garage.

Mr. Dooley indicated that the roof deck will be sunken 35 inches below the roof (so the roof would become a knee wall).

Ms. Lagay asked about the landscaping.

Mr. Dooley indicated that he would relocate the foundation landscaping to the front of the private walkway.

Given the completeness of the plans, Mr. Rabinowitz asked Mr. Dooley about his background.

Mr. Dooley indicated he is a process engineer. He and his wife enjoy doing work and it is their desire to GC (be general contractor for) the job.

Ms. Lagay asked if there were any questions from the Board members and professionals. She noted that drainage appears to be addressed.

Mr. Dooley indicated that the (outdoor area above the) garage would be constructed with fiberglass decking with scuppers to an internal drain. 75% of roof water is directed to the street. There will be no increase in run-off.

Ms. DiFranza confirmed; there will be minimal, if any, increase in impervious area.

Mr. Constantine noted that even with the exceptional shallowness of the lot, Applicant is still complying with the building and impervious coverage requirements and recommended the Board to recognize that finding.

There was a brief discussion regarding the front door alignment. In the end, it was decided that two (2) sidelights would be added but to generally maintain its present location. There was further discussion the floor plan layout.

Ms. Lagay recognized the modest addition and the exceptional hardship by the shape of the lot.

Despite there being no member of the public present, Mr. Renaud indicated that hearing should still be opened to the public (for procedural purposes).

There being no further questions from the Board for Mr. Dooley, Ms. Lagay opened the hearing to the public for questions and comments for the application. There being none, Ms. Lagay closed the public portion.

A motion to approve the application as presented was made by Ms. McCartin and seconded by Ms. Andrews. Roll call vote taken. Ms. Andrews, Ms. Lagay, Ms. McCartin, Mr. Sondergard, Mr. Tobin and Mr. Rabinowitz voted yes. Motion passed unanimously.

Mr. Dooley thanked the Board for the time and consideration and expressed his gratitude to Mr. Cosenza for assisting him.

CORRESPONDENCE

Ms. Lagay indicated that she had recently watched a Council meeting and noted that two (2) people talked about two (2) big houses on Hollywood (Avenue). She indicated that they lived on Hazelwood (Avenue), saying that the Board approved both houses but the Board could not do anything about it and that the Governing Body would have to change the Ordinance to prevent huge homes being built next to small homes. She thought that it was an interesting topic. She understands that the Mayor would speak to the Planner regarding infill issues. She noted that Mr. Spiegel had previously commented on the issue in the past.

Ms. Andrews recalled that the Board did not approve one of the applications.

Mr. Cosenza confirmed that Applicant withdrew their request for variance(s) and constructed a very large, but conforming, house.

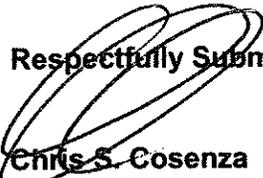
Board members discussed the issues and recognized it was a Council issue.

ADJOURNMENT

A motion to adjourn the meeting was meeting by Mr. Sondergard and seconded by Mr. Tobin. Voice vote taken. All voted yes. Motion carried unanimously.

The meeting adjourned at 10:52 p.m.

Respectfully Submitted,



Chris S. Cosenza
Recording Secretary