

**METUCHEN ZONING BOARD OF ADJUSTMENT
MINUTES**

March 11, 2021

The meeting was called to order at 7:45pm by Daniel Topping, Chairman, who read the statement in accordance with the Open Public Meetings Act.

Present:	Catherine McCartin	Jonathan Rabinowitz
	Angela Sielski	John Schuchman, Alt I
	Judith Sisko	Robert Renaud, Esquire
	Bryon Sondergard	Christopher Cosenza, Planner
	Brian Tobin, Chairman	Patricia Cullen, Zoning Official
	Daniel Topping, Chairman	Denise Hamilton, Secretary
Absent:	Iris Delgado	
	Robert Mannix, Engineer	

NEW BUSINESS:

20-1276 CAPC Asset Stabilization Fund – Applicant is seeking bulk variances to add a second floor to the existing structure and increase garage space.

212 University Avenue Block 51.6 Lots 44 & 45

Mr. John Wiley, Applicant’s Attorney, said the lot dimension is 40 x 100 and developed in the 1920s. As a consequence, there are a number of existing variances. The lot size should be 7500 sq. ft. but is under 4000. There are several set back issues with the front and side yards. The most substantial variance involves expansion of the existing driveway to reach the garage, which will increase the impervious coverage to 56%, beyond the 50% maximum requirement.

Mr. Joaquin Bouzas, Architect, was sworn in by Mr. Renaud. He has been a Licensed Architect in New Jersey since 2003. He was accepted as an expert witness. He shared his screen for the presentation. He explained the property measures 40 feet wide by 100 feet deep. There is an existing 1 ½ - frame dwelling, a garage in the back, wood deck, and an open porch in the front. They propose to connect the driveway to the garage. The plan is to add a second floor over the existing first floor retaining the same footprint. The garage will be renovated. The condenser will be relocated to the back of the property. There will be a recycling trash pad by the parking area. The house will be renovated with new siding, trim and roof. New landscaping is proposed with a new tree and grass area. The 3-foot planting bed will be included as suggested by the Planner. The entire perimeter will be landscaped. The existing tree in front of the house will remain. Sidewalk will be repaired as needed. The kitchen and bathroom on the first floor will be renovated. Major work will be the second floor. The existing setback for the side yard is 2.58 feet, and as they build the second floor, it will trigger the variance for the setback. Proposal for the second floor includes three bedrooms and a full bathroom in the hallway. New shingles, a metal roof over the porch, and wrapped columns.

Mr. Topping invited questions from the Board.

Mr. Renaud mentioned two inconsistencies with the plot and landscape plans. Their dimensions required adjustments, to which Mr. Bouzas agreed to review and make corrections.

Mr. Wiley stated that they would adhere to the Engineer’s request to review the storm water management plan.

Mr. Bouzas stated that they could install a drywell for storm water collection. Pipes will run underground and then connect to the drywell. Exhibit A1, was submitted, a picture of the driveway.

Mr. Cosenza confirmed that demolition involves removal of the roof on the second floor and not the entire dwelling from the foundation. He suggested curving the driveway and inquired if windows will be fire rated.

Mr. Bouzas confirmed the intent is not to remove the entire dwelling and windows will be fire rated. They will comply with codes and regulations. The distance from the nearest building will be at least 20 feet. The basement floor plan will remain the same. The boiler will be replaced with a furnace to provide heating and cooling. The condenser will be outside but not visible from the street. It will be placed approximately 18 feet from the neighbor's house. There is an existing 3-foot tall chain link fence and no new fencing proposed.

Mr. Topping opened the floor to the public for questions. No one responded. The floor was closed.

Mr. Renaud opened the floor for public comments. No one responded. The floor was closed.

Mr. Wiley summarized that it is an application to convert a one-and-a-half story dwelling to two stories. The change in the driveway will help the parking situation. Changes are in line with the neighborhood.

Mr. Renaud read the Conditions of Approval; 1) Revised plans to reflect correct dimensions; 2) compliance with Engineer's 3/9/21 memo to include a drainage plan; and 3) coordinate landscaping with the Planner. Board's decision includes; 1) lot area variance where 7,500 feet is required and 4,000 exist, 2) lot width where 62.5 feet is required and 40 feet exist, 3) front yard setback 25 feet required and 24.93 exist, 4) one side yard requirement is 8 feet where 2.65 feet exist, 5) both side yards are required to be 18 feet and 17.5 exist, 6) maximum impervious coverage should be 50%, 42 percent exist and 56% is proposed, and 7) driveway set back 3 feet is required and 1'foot is proposed. The application would fall under the C1 criteria.

The Board was in agreement that Applicant's request was reasonable and proposal well presented.

Motion to approve the application was made by Mr. Sondergard and was seconded by Ms. Sielski. Ms. McCartin, Ms. Sielski, Ms. Sisko, Mr. Sondergard, Mr. Tobin, Mr. Rabinowitz, Mr. Schuchman and Mr. Topping voted yes. Motion was approved.

Motion to close the Public Portion was made by Ms. Sisko and was seconded by Ms. Sielski. Voice vote, with all in favor, Motion was approved.

CORRESPONDENCE:

Minutes for January 14, 2021

Motion to approve was made by Mr. Sondergard and was seconded by Ms. Sisko. Voice vote, with all in favor, minutes were approved.

ADJOURNMENT:

Motion to adjourn was made by Ms. Sisko and was seconded by Mr. Sondergard, with all in favor, the meeting was adjourned at 8:28pm.

Respectfully submitted,
D. E. Hamilton 