

**METUCHEN ZONING BOARD OF ADJUSTMENT  
MINUTES**

**March 10, 2022**

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

<b>Present:</b>	Byron Sondergard Jonathan Rabinowitz John Schumann, Alt I Brian Tobin, Vice Chairman	Iris Delgado, Alt. II Robert Renaud, Esquire Patricia Kaulfers, Zoning Official Denise Hamilton, Secretary
<b>Absent:</b>	Daniel Topping, Chairman Catherine McCartin Judith Sisko	Angela Sielski Christopher Cosenza, Planner Robert Mannix, Engineer

**OLD BUSINESS:**

**21-1214 Aamir Motiwala** – Applicant requires bulk variance approval due to existing non-conforming setback conditions for addition of a garage to the first floor and a second floor.

(Carried from 2.10.22)

**326 Durham Avenue Block 40 Lot 37**

Mr. Renaud made the announcement that the meeting was being carried to April 14, 2022, to be held in the Courtroom of Borough Hall, 7:45pm, and no additional notice would be given.

**NEW BUSINESS:**

**22-1320 Ingrid Winters** – Applicant is requesting bulk variance approval for addition of a second floor, dormers and porches, due to pre-existing non-conforming front yard setback conditions.

**59 Jonesdale Avenue Block 168 Lots 10 & 11**

Mr. Robert Taylor, Attorney and Property Owner, explained that the property has a one-and-a-half story traditional cape house located at the corner of Henry Street and Jonesdale Avenue. Applicant is seeking variances to add dormers, expand upwards, and add a cover to the existing front porch. Variances are required because the house sits on a non-conforming lot. Lot width is 50 feet where 62.5 feet is required. The front side yard setback is 12.71 feet where 25 feet is required. The front yard on Henry Street is 7.62 feet where 17 feet is required. Two variances are needed; one for the dormers and another for the side porch on Henry Street. Storm water management would not be affected, and square footage would remain the same.

Ingrid Winters, Applicant, was sworn in by Mr. Renaud. She testified that the family has increased, and the intent is to get more space. The proposal is for two dormers to the front and one in the back. They will not protrude any farther out than what is in existence. The variances are required because the house is located on a corner property with two front yards. Side/front yard is closer to the street than what is allowed under the Ordinance. There is an existing porch in the back to be renovated.

The porch on the side of Henry Street is to be extended and utilized year-round. Concrete would be added to what already exist.

The Board asked for clarification due to some confusion with the extension of the porch.

Ms. Kaulfers clarified that the existing covered stoop is to be extended to run the length of the property parallel to the porch.

Mr. Tobin opened the floor to the public for questioning, hearing was no response, the floor was closed.

Mr. Renaud stated that the variances required are due to existing deficiencies. The change proposed would encroach five feet more into the front yard on Henry Street. Variances being requested would allow the front yard on Henry to be 12 feet, where 25 feet is required, and setback for the porch would be 7.3 feet where 25 is required. Additional air conditioning condenser unit must comply with the Ordinance. Gutters should be directed away from the adjacent property.

Motion to approve was made by Mr. Rabinowitz and seconded by Mr. Sondergard. Mr. Sondergard, Mr. Rabinowitz, Mr. Schuchman, Ms. Delgado and Mr. Tobin voted yes. Motion was approved.

#### **CORRESPONDENCE:**

##### Minutes for February 10, 2022

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

#### **ADJOURNMENT:**

Motion to adjourn was made by Mr. Sondergard and was seconded by Ms. Rabinowitz. With all in favor the meeting was adjourned at 8:21pm.

Respectfully submitted,



D. Hamilton