

**Borough of Metuchen**  
**Zoning Board of Adjustment Meeting Minutes**  
**JULY 13, 2023**

The meeting was called to order at 7:35PM by Mr. Topping, the Chairman, who read the Sunshine Act in accordance with the Open Public Meetings Act.

**ROLL CALL**

PRESENT:

Iris Delgado	Chris Cosenza, Board Planner
Jonathan Rabinowitz, Vice Chairman	Robert Renaud, Board Attorney
John Shuchman	Adam Colicchio, Board Attorney
Angela Sielski	Robert Mannix, Board Engineer
Byron Sondergard	Alberto Jimenez, Zoning Official
Brian Tobin	Denise Hamilton, Board Secretary
Daniel Topping, Chairman	Sharon Hollis
Jonathan Capp, Alt. 1	

ABSENT:

Ehrin Ziccardi, Alt. 2

**RESOLUTIONS**

Appointment of Zoning Board Secretary – Sharon Hollis

Mr. Rabinowitz motions to approve Ms. Hollis as the new Zoning Board Secretary and Ms. Sielski seconds the motion. All ayes.

**23-1351**      **Egan, Christine** – Applicant requires bulk variance approval for fence and set back distance of side and rear yards. (Approved 6.8.23)

**206 High Street**

**Block 140**

**Lot 61.01**

Mr. Rabinowitz motioned to approve the resolution and Mr. Sondergard seconded the motion.

**Vote on Motion**

Ms. Delgado	Yes
Mr. Rabinowitz	Yes
Mr. Shuchman	Abstained
Ms. Sielski	Abstained
Mr. Sondergard	Yes
Mr. Tobin	Abstained
Mr. Topping	Yes
Mr. Capp	Yes

**NEW BUSINESS:**

**23-1352**      **Wyrzten, David** – Applicant requires “d” and “c” variances to construct an addition to the existing single-family home in a B3 Zone.

**19 Halsey Street**

**Block 144**

**Lot 15.01**

Mr. Wyrzten is sworn in by Mr. Renaud who explains the process to Mr. Wyrzten. Mr. Wyrzten describes his house with the porch he would like to replace and an addition that he would like to add. The property is an odd shape, and the porch is currently a single-story porch located at the rear of the home. The porch is currently in disrepair. While replacing it, they would like to add an addition. Mr. Wyrzten displays plans the architect has prepared. The addition would add four feet to the back of the home and will be two stories. One of the variances that are required is a D2 which is a preexisting condition of a continued nonconforming use. The zone is a B3 zone that does not allow single-family residences. The tax records show the home back to 1890 and the B3 zone was created around 1950. This house was established prior to the zoning law. Positive criteria are the block already has nine other residences on it and this home is consistent with the block. There is really no negative criteria as there is no detriment to the public.

The C variances are minimal lot area, lot width, side yard setback and side yard combined setback.

It has been suggested to plant shrubs and a tree which have already taken place. They will consider all the Board Planner’s suggestions.

The Board agrees it is all a hardship due to the shape of the property. There is a question regarding the French drains. The Board recognizes that the plans could have been larger, the houses on either side are much larger.

Mr. Cosenza is fine with the application as presented and states that his recommendations are just that, recommendations, not conditions.

***The meeting is opened to the public for questions and comments. There are none.***

Mr. Sondergard makes a motion to approve the application as presented and Mr. Rabinowitz seconds the motion.

**Vote On Motion**

Ms. Delgado	Yes
Mr. Rabinowitz	Yes
Ms. Sielski	Yes
Mr. Sondergard	Yes
Mr. Topping	Yes

Mr. Tobin	Yes
Mr. Capp	Yes

### **PUBLIC PORTION**

The meeting was opened to the public. There were no questions or comments. A motion was made and seconded to close the public portion.

### **CORRESPONDENCE**

#### **Adoption of June 8, 2023, Meeting Minutes**

Ms. Delgado made a motion to accept the meeting minutes and Mr. Sondergard seconded the motion. All ayes.

### **ADJOURNMENT**

Mr. Topping makes a motion to adjourn, and Mr. Capp seconds the motion. All ayes.

/jr