

**METUCHEN ZONING BOARD OF ADJUSTMENT
MINUTES**

June 8, 2023

The meeting was called to order at 7:31pm by Daniel Topping, Chairman, who read the statement in accordance with the Open Public Meetings Act.

Present:	Angela Sielski	Iris Delgado
	Byron Sondergard	Jonathan Capp
	Jonathan Rabinowitz, Vice Chairman	Robert Renaud, Esquire
	Daniel Topping, Chairman	Denise Hamilton, Secretary

Absent: Brian Tobin
Jonathan Schuchman
Ehrin Ziccardi, Alt. I

NEW BUSINESS:

22-1318 Shen, Frank – Applicant requires bulk variance approval for front yard setback on Grove Avenue and East Chestnut Avenue.

303 Grove Avenue Block 107 Lot 51

Mr. Wiley, Applicant's Attorney

- Application has to be resubmitted. Architectural plans given for review were not the revised plans

Mr. Topping

- Plans submitted should include the present site conditions

Mr. Renaud

- Application will not be heard. Applicant will re-notice and new plans will be submitted

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

206 High Street Block 140 Lot 61.01

Christine Egan, Applicant/Home Owner was sworn in by Mr. Renaud.

Ms. Sielski recused herself from the hearing.

Ms. Egan

- Property is a corner lot with mature tree at the edge along Newman Street
- Seeking installation of 6ft tall cedar fence along Newman Street
- Fence will be located 2ft from the lot line with existing hedges as a landscape buffer
- The 10ft setback is located directly through the 30ft tall tree and they would like to keep the tree
- The space would be unusable if the fence was to be placed behind the tree

Mr. Topping

- Applicant must prove that benefits of granting relief outweighs hardship
- Zoning was written to avoid residents putting fences at the corner of the lots

Mr. Renaud

- In reference to Planner's Memorandum, if application receives approval, there should be condition that Applicant would comply with site triangle recommendations, subject to review and approval of Zoning Officer
- At the site triangle, fence should not exceed 30 inches in height
- More specifics needed about the landscaping

Ms. Egan was in agreement with recommendations from Planner's Review Memo.

Mr. Topping

- The desire for security and dimensions of the property appears to be a hardship case
- Landscape compliance and coordination of site triangle should be a condition
- Another design option could be a picket fence
- Opened floor for comments from the Board

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

PUBLIC PORTION:

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

CORRESPONDENCE:

Minutes – March 9, 2023

Motion to approve was made by Mr. Rabinowitz and seconded by Mr. Sondergard. Voice vote, with all eligible voters in favor, motion was approved.

ADJOURNMENT:

Motion to adjourn was made by Mr. Sondergard and was seconded by Mr. Capp. Voice vote, with all in favor, the meeting was adjourned at 7:57pm.

Respectfully submitted,

D. Hamilton, Secretary