

**TOWNSHIP OF PEQUANNOCK
BOARD OF ADJUSTMENT
October 6, 2011**

Meeting Convened: 7:30 PM

Members Present: Dolengo, Hebert, Herforth, Imfeld, Way and Bruno. Also present Anthony Wahl, Board Attorney, Eileen Banyra, Board Planner and David Battaglia. Board Engineer.

Members Absent: Cielusniak

MINUTES: July 7, 2011
Motion by Dolengo second by Hebert to approve the minutes as submitted. All in favor. Motion Carried.

August 4, 2011
Motion by Herforth, second by Dolengo to approve the minutes as submitted. All in favor. Motion Carried.

Mr. Melleno stood in as a full voting member.

At the request of Michael Handel his application will be carried to the November 3rd Board meeting. No further notice will be required. The applicant has agreed to extend his time to act to November 30, 2011.

RESOLUTION:

LeGates, 19 Tilley Avenue, Block 2604, Lot 10

Motion by Dolengo, second by Herforth to approve the resolution as submitted. Yes votes from Herforth, Imfeld, Way and Melleno. Motion Carried.

PUBLIC HEARING:

Liccardo, 31 Garden Place, Block 1403, Lot 4
Building Coverage

Adam Liccardo, applicant, sworn.

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Mr. Liccardo stated that they are planning on constructing a room on the back of their dwelling because they are in need of additional living space. Mr. Liccardo said that their addition will be 360 square feet and will cause a variance of one percent over the allowable building coverage in the zone.

Mr. Wahl asked the applicant why they cannot stay within the 16 percent allowable building coverage. Mr. Liccardo stated it would be worth it for them to have additional living space.

Anthony Catalano, architect for the applicant, sworn.

Mr. Imfeld questioned the architect's building coverage calculations. Mr. Catalano stated he went out to the site and measured the existing conditions on the property. Mr. Catalano stated he came up with 1525 square feet for the existing dwelling and 100 square feet for the shed. Ms. Banyra stated she looked at the numbers and they appeared to be correct. Mr. Catalano stated that he added a few feet into his calculations just to make sure he would not be over in building coverage when it was time to renovate.

Mr. Imfeld suggested the architect should give the Board a written tabulation of his calculations. Mr. Catalano stated the garage is 24 by 12; one section of the house is 24 by 25 and the other section of the house is 25 by 25 for an existing total of 1513 square feet. Ms. Banyra stated her building coverage calculation was 16.96%. Mr. Bruno suggested that the Board grant a one percent variance of 17%.

Mr. Bruno made observation that the rear neighbor home was set back at least 100 feet from the applicant's proposed addition and therefore there would be a very minimal impact on his property.

Motion to open the meeting to the public. All in favor. Motion Carried.

No one came forward from the public.

Motion to close the meeting to the public. All in favor. Motion Carried.

Board deliberated.

MOTION by Hebert, second by Dolengo to grant the application for 17 percent building coverage and to grant a waiver from the requirement of a new survey. Yes votes from Dolengo, Hebert, Herforth, Imfeld, Way, Melleno and Bruno. Motion Carried.

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8:04 PM

Siemonsma, 22 May Avenue, Block 1405, Lot 1
Building coverage

Leonora Siemonsma, applicant, sworn.

Mrs. Siemonsma stated her daughter and son-in-law along with their three children will be moving into her home. Mrs. Siemonsma stated they are going out on the side and will be adding a front porch. Mr. Imfeld asked if the porch will have a covered roof. Mrs. Siemonsma stated there will be a roof over the porch.

Mr. Way asked if the overhang will be included in the calculations. Ms. Banyra stated that she contacted the architect and asked him to review his calculations and he did send a letter confirming his calculations. Mr. Imfeld was concerned that the architect did not supply the Board with building coverage calculations in writing and suggested that the architect be made to do that because he came up with different calculations than the architect. Mr. Imfeld stated there was confusion as to whether or not the architect included the cantilever area of the proposed addition in his calculations.

Mr. Bruno requested that from now on the Planning Department policy for building coverage variances should include written building coverage calculations for every application brought to the Board.

There was much discussion regarding the building coverage calculation given the fact that the house had two cantilevers.

Mrs. Siemonsma asked the Board to conditionally approve the application pending receiving information from her architect because of her necessity to begin construction on her home.

Motion to open the meeting to the public. All in favor. Motion Carried.

No one came forward from the public.

Motion to close the meeting to the public. All in favor. Motion Carried.

Mr. Bruno stated that the Board would like to review the architect building coverage calculations before the resolution is approved at the next meeting. Mrs. Siemonsma asked if the building coverage percentage included the cantilevered area. Ms. Banyra stated the building coverage does not include the cantilevered area.

The Board deliberated.

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MOTION by Herforth, second by Hebert to approve the application for 16.9% building coverage subject to receipt of a revised plan prior to the voting on the resolution at the November meeting showing building coverage calculations; and variance from the township code providing an enclosed parking space. Yes votes from Dolengo, Hebert, Herforth, Imfeld, Way, Melleno and Bruno. Motion Carried.

ADMINISTRATIVE:

Team Equipment, 28 East Garden Place, Block 902, Lot 25
Docket No. MRS-L-1816-10

Mr. Wahl stated that the Board has to schedule a meeting with Team Equipment as per Judge Weisenbeck's court order and suggested we hold that meeting on November 3rd, 2011 and inform Team Equipment that they are required to notice the public on the rehearing of the application. Mr. Wahl stated we are to rehear the whole application and stated that the first hearing does not count. The applicant will have to bring in all their prior witnesses.

There being no further business motion by Dolengo, second by Hebert to adjourn the meeting at 8:56 PM. All in favor. Motion Carried.

Respectfully submitted,
Linda Zacharenko
Recording Secretary