

**TOWNSHIP OF PEQUANNOCK
BOARD OF ADJUSTMENT**

APRIL 1, 2021

REGULAR MEETING

MEETING CONVENED:

7:05 PM

MEMBERS PRESENT:

Aikey, Hart, Imfeld, Melleno, Quigley, Shuttlesworth and Dolengo. Also present Clifford Gibbons, Esquire, Board Attorney and Jill Hartmann, Board Planner.

MEMBERS EXCUSED:

Imfeld

MEMBERS ABSENT:

NOTICE:

Chairman, Paul Dolengo, stated that the Sunshine Law had been complied with by posting the notice of date, time of the proposed meeting on the bulletin board of the Municipal Building on March 26, 2021 and sending it to six area newspapers, including the legal paper on March 26, 2021.

This meeting was conducted virtually via the telecommunication website Zoom.

Camp Auto and Truck Parts, LLC, 12 Industrial Road, Block 4402, Lot 9 was carried to May 6th, 2021, no further notice is required.

PUBLIC HEARING:

Cantisano, 25 Sherman Avenue, Block 1903, Lot 8
Building Coverage

Thomas Cantisano, applicant, sworn.
James Cutillo, Architect, for the applicant, sworn.

Mr. Cantisano stated that he is looking to expand his 1920 home that he purchased 17 years ago. Mr. Cantisano stated the home is in disrepair and that each room is undersized. One of the bedrooms is 8 feet by 9 feet and there is only one bathroom in the dwelling. Mr. Cantisano stated that the demand in the market now has raised the prices of homes in Pequannock Township and he cannot afford to move. There is a detached one car that has to be demolished because of rot. Mr. Cantisano would like to beautify his property

Mr. Cutillo stated that the applicant is requesting a variance for building coverage in order to construct a 24 foot by 24 foot addition of which half will be garage and half will be family room. Building coverage permitted in the zone is 16% the proposed building coverage percentage will increase by 2.5 for a total of 18.5%. The addition towards the right side of the lot will be within the setback parameter. The proposed addition will conform to all the homes in the neighborhood as far as front yard setback. The front porch will be renovated to bring it up to current code as far as size and location.

Ms. Hartmann stated that because the lot is undersized it is causing the need for a building coverage variance and that if the lot was conforming there would be no need for a variance. Ms. Hartmann also stated that the garage as it exists is non-conforming because it doesn't meet the township ordinance requiring a 10 foot setback from the home. Ms. Hartmann also stated that because the applicant is removing his detached garage he is required by township code to provide a one car garage.

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.

MOTION by Hart, second by Melleno to grant the variance for building coverage of 18.5%. Yes votes from Aikey, Hart, Imfeld, Melleno, Quigley, Shuttlesworth and Dolengo. Motion Carried.

Asani, 14 Van Riper Avenue, Block 3104, Lot 11
Building Coverage

Christopher Heyer, Esquire, for the applicant.
Richard Trautwein, Architect, for the applicant, sworn.

Mr. Heyer stated that the applicant is proposing to construct a roof over his rear yard deck. The home is new construction with a deck that conforms to the township ordinance. Mr. Heyer stated that the applicant is looking to gain outdoor living space, which will provide protection against the elements.

Mr. Trautwein stated that there will be no walls and the structure will not be screened. Mr. Trautwein stated that the structure will add scale to the back of the house just as a porch would in the front. Mr. Trautwein also stated that the structure will not impede the neighbors because of its location. There was discussion regarding a door by the deck that was not shown on the rear elevation. Mr. Trautwein stated he will revise his plan to show the door.

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.

MOTION by Quigley, second by Shuttlesworth to grant the variance for building coverage of 17.9% for a roof over an existing deck with the following conditions: deck will remain open and not enclosed with screening; Mr. Trautwein will revise his rear elevation plan to show a door. Yes votes from Aikey, Hart, Imfeld, Melleno, Quigley, Shuttlesworth and Dolengo. Motion Carried.

Corbo, 21 Duncan Avenue, Block 4306, Lot 4
Front Yard, Building Coverage

Michael Corbo, applicant, sworn
Brian Murphy, Architect, sworn.

Mr. Corbo stated that he considered moving but because of increase in home prices he has been closed out of the market. Mr. Corbo stated he has a bedroom on the first floor and would like to incorporate all his bedrooms to the second floor. The applicant is looking to add a master bedroom suite on the second floor and more square footage to the living room on the first floor. The applicant will be replacing his windows and siding.

Mr. Murphy stated the applicant proposes to put a covering over the front porch, which will cause the front yard setback variance of 30.33 feet where 35 feet is required. For safety reasons the applicant also proposes to add railings to the front steps. There are two sheds on the property. The 119 square foot shed will be removed. The applicant is adding a total of 143 square foot to the footprint of the dwelling causing the building coverage percentage to go to 18.54 percent where 17% is permitted. The existing bedroom on the first floor will be converted to an office space. The current family room is 11 feet wide, which will be increased to 25 feet wide by 20 feet long. A laundry room will be installed on the second floor. The new master bedroom will be 15 feet by 15 feet. The addition will significantly be to the rear of the house causing minimal intrusion on the neighborhood.

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.

MOTION by Aikey, second by Melleno to grant the front yard variance of 30.33 feet and building coverage of 18.54%. Yes votes from Aikey, Hart, Imfeld, Melleno, Quigley, Shuttlesworth and Dolengo. Motion Carried.

Morando, 8 William Street, Block 3901, Lot 4
Front and Side Yard Setback

Saralynn Morando, applicant, sworn.

James Morando, applicant, sworn.

Mrs. Morando stated that they are seeking variance relief for front yard setback of 47.79 feet to add a new front porch and side yard variance of 12.68 feet in order to add a one and-a-half car garage because they will be utilizing their current garage as an addition to their kitchen.

Ms. Hartmann stated the applicant is proposing to add a new laundry room and mudroom behind the new garage and alter their dining room. The second floor will remain as it exists presently. The applicant will take down their existing living room wall to add more space to the ground floor. The laundry room and mudroom will be constructed on a slab. Mrs. Morando stated that the lot is irregularly shaped, which causes the need for a front yard variance. The first floor half bath is existing.

There was discussion that the enclosure over the front door will not be used as living space.

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

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No one came forward from the public.

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

MOTION by Shuttlesworth, second by Hart to grant variance relief for front yard setback of 47.79 feet and side yard setback of 12.68 feet with the condition that the front portico will not be made into living space. Yes votes from Aikey, Hart, Imfeld, Melleno, Quigley, Shuttlesworth and Dolengo. Motion Carried.

There being no further business motion by Quigley, second by Aikey to adjourn the meeting at 8:35 PM. All in favor. Motion Carried.

Respectfully submitted,
Linda Zacharenko
Recording Secretary