

REGULAR MEETING

Salute to Flag: 8:03 p.m.

OPENING STATEMENT:

This is a Regular Meeting of the Wanaque Board of Adjustment and adequate notice has been given and it has been duly advertised by the placement of a notice in the Suburban Trends and Herald News on January 12, 2011 and a notice thereof has been posted on the bulletin board in the Municipal Building and a copy thereof is on file with the Borough Clerk.

ROLL CALL: Chairman Jack Dunning, Vice Chairman William Grygus, Members Joseph D'Alessio, Peter Hoffman, Donald Ludwig, Eric Willse, Michael Levine, Attorney Ronald Mondello, and Engineer Christopher Nash.

Member Covelli arrived at 8:18pm.

ABSENT: Member Jaime Landis

APPLICATION: #ZBA-2011-07 – Michael W. Boccher

LOCATION: 109 Monroe Street, Haskell, NJ (Block 452/Lot 9)

VARIANCE: Bulk Area Variance (CD 9/15/2011)

Attorney Mondello has reviewed the Hearing Notice served on property owners, Affidavit of Service and Notice for Publication, and deems the Application complete.

Attorney Mondello swore in the applicant, Michael Boccher, 109 Monroe Street, Haskell.

Mr. Boccher testified that he was before the Board on a hardship variance to replace his front steps and stoop with a covered front porch. The front steps to the house are falling down and need to be replaced, so I am replacing them with the front porch. It is a safety issue. There are also about five or six houses on the block that all have some type of porch on the front of their homes, so my home will blend in with the neighborhood.

Chairman Dunning advised that there is some confusion as to some of the measurements on the plan. Mr. Boccher advised he did receive the letter from the Board's Engineer and feels that the comment "the porch brings the building coverage up to 25%" is wrong. I actually I feel it would bring it up to only 23%. Engineer Nash disagrees with the applicant's comment, but since it is 25% or under, this is not an issue.

Engineer Nash discussed the discrepancy referenced in his letter as to the front yard variance. On the site plan there is a dimension to the south end of the front of the house of 24.81 feet, which is the measured front yard setback on the survey. You have provided a sketch of a plan view of the porch and there is a dimension of 5 feet. If you take 24.81 and subtract 5, you get 19.81. Also, on the site plan there looks like there is a supplemental dimension of 18.9. I don't know which one is correct. This figure is important and needs to be correct because you are asking for a front yard variance and what the Board will be giving you is that dimension.

Mr. Boccher explained that, presently he has a couple steps and a porch, which are 5 feet out from the house. The new porch will stay there. I am not encroaching any closer to the street. All I am doing is actually making my porch come out a little bit farther, but where the actual steps end is not changing. What I have measured is 24.81 feet to where the street actually begins. The 5 feet out would be from the actual edge of my porch to the start of the street, which would be the 19.81 feet, and that is what I am asking for.

Chairman Dunning advised that the Board has to work off the site plan, which says your property ends at a certain point. We need a number from you that you are looking for. The Applicant isn't sure if the measurements were supposed to start from the actual steps or from the edge of the porch.

Member Ludwig questioned if the roof is going to be over just the porch area, not over the steps coming down? Mr. Boccher said correct. The existing three steps are just being rebuilt in the exact location and will be the same distance from the street that they are now. The farthest thing that is going to be roofed is the end of the actual porch, not the steps, which is the 19.81 feet. There are no steps being built to the side of the house towards the driveway. There is a walkway there now to the driveway so I am not building any steps. The steps are coming straight out from the doorway.

Engineer Nash confirmed that the steps will be no closer to the street than they are now. Mr. Boccher agreed. Also, the porch will have a roof, but the steps will not.

Vice Chairman Grygus questioned if the porch was going to be enclosed? Mr. Boccher said no. It is going to be an open-air porch.

Vice Chairman Grygus questioned the placement of the utilities. Do you know where the water and gas service come into the home? Yes, and they do not/will not go under the porch. If you are looking at my house from the street, it is off to the right-hand side. Member Willse questioned what is the black box by the foundation and under the address on the left-hand side of the porch? It looks like the electronic reader for the water meter. Mr. Boccher doesn't know what it is. They have never used it for anything. Right under the bay window behind the bush is an outlet and faucet for water.

OPEN HEARING TO THE PUBLIC: Does anyone in the public have any questions or statements on this application?

Seeing and hearing none, we closed the public portion.

MOTION TO APPROVE THE APPLICATION FOR THE CONSTRUCTION OF A 5 FOOT WIDE BY 17 FOOT LONG OPEN PORCH ON THE FRONT OF THE BUILDING WHICH REQUIRES ONE VARIANCE, WHICH WILL BE A FRONT YARD SETBACK VARIANCE WHEREIN 30 FEET IS REQUIRED THE APPLICANT IS PROVIDING 19.81 FEET FOR A VARIANCE OF 10.19 FEET: made by Vice Chairman Grygus, seconded by Member D'Alessio. Voting yes were Chairman Dunning, Vice Chairman Grygus, Members D'Alessio, Hoffman, Ludwig, Willse and Levine. Motion Carries.

PUBLIC DISCUSSION: None

RESOLUTION: None

CORRESPONDENCE: Member Landis submitted a Letter asking for a Lease of Absence from the Board. Since there is no time period contained in this letter, Attorney Mondello advised the Board that a time period of several months should be considered. She has sold her house in Haskell, and is looking to purchase a new one in Wanaque.

Board approved the Excused Leave of Absence for 90 days and will review again at the January 4, 2012 Re-Organization Meeting.

MOTION TO APPROVE THE LETTER REQUESTING A LEAVE OF ABSENCE FOR NINETY DAYS: made by Member Ludwig, seconded by Vice Chairman Grygus. Voting yes were Chairman Dunning, Vice Chairman Grygus, Members Covelli, D'Alessio, Hoffman, Ludwig, Willse and Levine.

VOUCHERS: submitted by Ronald P. Mondello, Esq. for Attendance at October 5, 2011 Meeting in the amount of \$300.

MOTION TO APPROVE: made by Member Ludwig, seconded by Vice Chairman Grygus. Voting yes were Chairman Dunning, Vice Chairman Grygus, Members D'Alessio, Hoffman, Ludwig, Willse and Levine.

Member Covelli abstained.

MOTION TO APPROVE JULY 6, 2011 MINUTES: made by Member Ludwig, seconded by Member Covelli. Voting yes were Chairman Dunning, Vice Chairman Grygus, Members Covelli, D'Alessio, Hoffman, Ludwig and Levine.

Member Willse abstained.

ENGINEER'S REPORT: Heitzman Application – On September 14, 2011 I sent out a letter accepting the engineer's certification which satisfies the conditions specified in the Resolution.

The Board received the final plans from Dynamic Engineering on the Exxon Station on Ringwood Avenue on September 28, 2011, which were revised in accordance with our meeting and Resolution. There is nothing copied to the County from Dynamic. Neither the Board, nor Engineer Nash has received anything from Passaic County on this application. The only correspondence received from the County was dated December 6, 2010 commenting on the original application. Attorney Mondello will send a letter to the attorney and ask him whether or not they have complied with the County requirements, if there were any. The Board needs a copy of the County's approval.

DISCUSSION: None

MOTION TO ADJOURN AT 8:35P.M.: Motion made by Member Covelli and carried by a voice vote of all members present.

Jennifer A. Fiorito
Board of Adjustment