

## Minutes for the Zoning Board of Adjustment

April 23, 2014 8:00 pm

At 8:14 Mr. Roth, as acting Chair, opened the meeting with the following announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk, and copies have been mailed to individuals requesting the same.

### **ROLL CALL**

Richard McLaughlin-absent	Stephen Martinez-present
Michael Roth-present	Mark Antonucci-absent
Marilyn Simpson-present	Reverend Marilyn Peoples-present
Jin Cho-present	John Powers-present
Karen Brady-absent	Allan Napolitano, Liaison to the Board -absent

Also Present: Marti Francis, Board Clerk  
John Schettino, Board Attorney

**Minutes Approval:** March 26, 2014. Ms. Simpson moved to approve, second Reverend Peoples.

Roll Call Vote:

Ms. Simpson-yes	Reverend Peoples-yes
Mr. Cho-yes	Mr. Powers-yes

**Invoices:** John Schettino: \$250.00 (Kolkebeck); \$250.00 (Frank). Ms. Simpson moved to approve, second Reverend Peoples.

Roll Call Vote:

Stephen Martinez-yes

Michael Roth-yes

Marilyn Simpson-yes

Reverend Peoples-yes

Jin Cho-yes

John Powers-yes

**Old Business:**

Mr. and Mrs. Hunter seek a variance to add to the driveway at 108 Kline Street (Block 709, Lot 5). Mr. Hunter, still under oath, requested a change to a 6 foot apron, not a 3 foot apron. Now the request is for 12' x 6'. The applicant must submit revised drawings. It was decided that he could alter the drawings today and change the date. Mr. Hunter took care of it.

**New Business:**

1) A change of use variance is sought for 106 Schraalenburgh. The expert witness is not available to attend this meeting. Accordingly, an adjournment is requested until the May meeting. The expert witness was not able to attend. Accordingly, the applicant requested in writing that the matter be adjourned to the May meeting with no notice required. Ms. Simpson moved to approve the request, second Mr. Martinez.

Roll Call Vote:

Stephen Martinez-yes

Michael Roth-yes

Marilyn Simpson-yes

Reverend Peoples-yes

Jin Cho-yes

John Powers-yes

2) Joanne Schryver seeks a variance for an addition and a deck at 89 Highland Avenue (Block 1014, Lot 3), Harrington Park, NJ, 07640. Proposed addition would violate HP Zoning Code 350-10D as it would exceed allowed lot coverage. Ms. Schryver approached the bench and was sworn in. She plans an 1100 square foot addition at the back right corner of her property. She will take down the existing deck and add a new deck. She is not adding a second stove and is creating a mother/daughter home. There will be a separate outside entrance and a connecting door. Mr. Schettino and Mr. Roth brought up concerns of creating 2-family home. Ms. Schryver stated that the Building Department did not voice that concern. Mr. Martinez felt that it looks like a 2-family minus a stove. The restriction against a stove may be put into the resolution/deed. She could request a 2-family. Kathryn Park, 81 Highland, asked where the air conditioning will be and what trees would be removed and if landscaping would be added. Mr. Schettino asked for a letter from the architect confirming 1 story addition and where the air conditioning units will be (if at front of house she should check with Joe Zavarino). Ms. Schryver is planning to remove trees and is not planning to add landscaping. She was advised of the process and told that it is common and neighborly to add landscaping when trees are being removed. Ms. Schryver was asked to mark her property for when the board visits.

3) Elvin Fernandez and Mariana Nunez, seek a variance for an addition at 144 Spring Street (Block 711, lot 7), Harrington Park, NJ, 07640. Proposed addition would violate HP Zoning Code 350-9D as it would exceed allowed lot coverage and Codes 350-9E. (1) and (2) as it would encroach upon required front and side-yard setbacks. Bruce Weisenberg, attorney for the applicant, approached, was accepted and sworn in. Alexis Lugo, architect, was sworn in and accepted as well. The first floor addition will be 39 x 28'8", including the existing breezeway, family room, and 2-car garage. The second story, with the same dimensions, will have 2 walk-in closets and a master bath. The applicant

requests a 17.5 foot front yard setback as opposed to the required 35 feet. The existing setback is 24.9'. Only the entranceway will extend beyond the existing setback. The neighbor to the left is at least 25 feet away. They will try to keep existing landscaping. Mr. Roth asked if they would be willing to put foliage near new windows or amend windows to a skylight. The applicant will amend. The applicants were asked to mark out the addition.

4) Bob Howard seeks a variance for an addition at 27 Hackensack Avenue (Block 705, Lot 8), Harrington Park, NJ, 07640. Proposed addition would violate HP Zoning Code 350-3 because it would create a third story due to the basement and Code 350-9E as it would violate the front-yard setback. Mr. Howard is represented by Stephen Dayson, who requests that the application be heard and voted on at the May meeting. Ms. Simpson moved to allow the application to be heard at the May meeting with the understanding that it will be readvertised and renoticed, second Reverend Peoples.

Roll Call Vote:

Stephen Martinez-yes

Reverend Peoples-yes

Michael Roth-yes

Jin Cho-yes

Marilyn Simpson-yes

John Powers-yes

5) Form letter included in the Board of Adjustment application revision. The Board approved of the changes made to the letter. It will be brought to the May meeting for final approval.

**Resolutions for Approval:**

1) Mr. and Mrs. Kennedy seek a variance for 303 Parkside Road (Block 1402, Lot 19) to modify a nonconforming structure. The addition will

violate the side yard setback. Ms. Simpson moved to approve, second Reverend Peoples.

Roll Call Vote:

Ms. Simpson-yes	Reverend Peoples-yes
Mr. Cho-yes	Mr. Powers-yes

2) Scott Kolkebeck seeks a variance to build an addition on 239 Lynn Street (Block 711, Lot 23) Harrington Park, NJ. Such addition will violate Zoning Codes 350-9 E. (1) and (2). Mr. Powers recused himself. Ms. Simpson moved to approve, second Reverend Peoples

Roll Call Vote:

Ms. Simpson-yes	Reverend Peoples-yes
Mr. Cho-yes	

3) Robert Frank seeks a variance to build an addition on 14 Elm Street (Block 1204, lot 11) Harrington Park, NJ. Such addition will violate Zoning Ordinance 350-13. Ms. Simpson moved to approve the resolution, second Reverend Peoples.

Roll Call Vote:

Ms. Simpson-yes	Reverend Peoples-yes
Mr. Cho-yes	Mr. Powers-yes

Adjournment: The next Board of Adjustment meeting is scheduled for May 28, 2014. Ms. Simpson moved to adjourn, second Reverend Peoples. All in favor. Meeting adjourned at 9:26pm.

