

Minutes for the Zoning Board of Adjustment

June 12, 2014 8:00 pm

Mr. McLaughlin opened the meeting at 8:00 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-present	Stephen Martinez-absent
Michael Roth-present	Mark Antonucci-absent
Marilyn Simpson-present	Reverend Marilyn Peoples-present
Jin Cho-present	John Powers-absent
Karen Brady-absent	Allan Napolitano, Liaison to the Board -absent

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

Minutes Approval: May 28, 2014 Ms. Simpson moved to approve, second Reverend Peoples.

Richard McLaughlin-yes	Reverend Marilyn Peoples-yes
Michael Roth-yes	Jin Cho-yes
Marilyn Simpson-yes	

New Business:

Derick and Anita Rausch, 46 Glen Avenue East (Block 721, Lot 20) Harrington Park, NJ, seek a variance to build an addition and deck. The proposed project on the non-conforming structure would violate HP property setbacks. Ms. Simpson recused herself. Joseph Bruno, architect for the applicant, was accepted and sworn in. The house is a 2-story colonial. The project has 2 main components: 1) Extending the front portico roof—The existing setback is 29.5 feet; the proposed (roof only) setback is 25.5 feet. 2) Expanding the family room slightly. The house is now at the setback line. The expansion would encroach 4 feet. The project will be a low-slung, 1-story addition. There were no board questions. The meeting was opened to the public. Jeff McLaughlin, neighbor, expressed that he approved of the plans and could also speak for Fred Fisher. Mr. Roth moved to approve the application, second Mr. Cho.

Richard McLaughlin-yes	Reverend Marilyn Peoples-yes
Michael Roth-yes	Jin Cho-yes
Marilyn Simpson-recused	

The applicant was advised of the resolution process. Ms. Simpson returned to the dais.

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. Mr. Dayson was sworn in. He and architect John Giamarino, also sworn in, explained that because you can walk out of the basement it is considered to be a story by Harrington Park, although the International Residency Code considers it ½ a story. Re the portico, the standard roof

will remain, coming out 5 feet. There will be a 20.4 foot setback at portico. One existing bedroom will be removed and a new bedroom added. The shower on the first floor will be eliminated. The existing roof is 26 feet, proposed is 33. 35 feet is allowed height. Mr. Cortes, 30 Riker Avenue, expressed his concern with the height. Mr. Schettino reminded him that the applicant was not seeking a height variance. Ms. Simpson moved to approve, second Reverend Peoples.

Richard McLaughlin-yes Reverend Marilyn Peoples-yes
Michael Roth-yes Jin Cho-yes
Marilyn Simpson-yes

The applicant was advised of the resolution process.

Kevin Song, 122 Spring Street (Block 711, Lot 20.01) Harrington Park, NJ seeks a variance to install a generator. Proposed generator would violate HP Code 350-39.C. The applicant will sign the affidavit of mailing tomorrow. He seeks to place a generator near his air conditioning units. He testified that the setback is more than 10 feet. The generator is shorter than air conditioning units. There is no landscaping planned; there will be a vinyl fence of 3-4 feet. There is more than 20 feet between him and his neighbors. The setback would be 11.5 instead of the required 15 feet. Ms. Simpson moved to approve, second Mr. Roth.

Richard McLaughlin-yes Reverend Marilyn Peoples-yes
Michael Roth-yes Jin Cho-yes
Marilyn Simpson-yes

The applicant was advised of the resolution process.

Resolutions for Approval:

Joanne Schryver seeks to withdraw her variance application (89 Highland Avenue (Block 1014, Lot 3), Harrington Park, NJ, 07640). Ms. Simpson moved to adopt the resolution, second Mr. Roth.

Richard McLaughlin-yes Reverend Marilyn Peoples-yes
Michael Roth-yes Jin Cho-yes
Marilyn Simpson-yes

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. Ms. Simpson moved to adopt the resolution, second Mr. Roth.

Richard McLaughlin-yes Reverend Marilyn Peoples-yes
Michael Roth-yes Jin Cho-yes
Marilyn Simpson-yes

Peter Ardito, resident and Environmental Commission chair, expressed his concern for the fact that plans change at the meeting. He also brought the question of at what point does that Board say too much deviation from the code is being requested. Discussion.

Adjournment: The next Board of Adjustment meeting is scheduled for July 23, 2014. Ms. Simpson moved to adjourn, second Mr. Roth. All in favor. Ms. Simpson advised that she will not be in town for the July 23, 2014, meeting. Meeting adjourned at 8:55.