

MINUTES

JUNE 3, 2014

BOARD OF ADJUSTMENT

LONG HILL TOWNSHIP

CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Chairman, Dr. Behr, called the meeting to order at 8:05 P.M. He then read the following statement: Adequate notice of this meeting has been provided by posting a copy of the public meeting dates on the municipal bulletin board, by sending a copy to the Courier News and Echoes Sentinel and by filing a copy with the Municipal Clerk, all in December, 2012.

MEETING CUT-OFF

Chairman Behr read the following statement: Announcement is made that as a matter of procedure, it is the intention of the Board of Adjustment not to continue any matter past 11:00 P.M. at any Regular or Special Meeting of the Board unless a motion is passed by the members then present to extend the meeting to a later specified cut-off time.

CELL PHONES AND PAGERS

Chairman Behr read the following statement: All in attendance are requested to turn off cell phones and pagers as they interfere with the court room taping mechanism.

PLEDGE OF ALLEGIANCE

ROLL CALL

On a call of the roll the following were present:

Excused:

E. Thomas Behr, Chairman
Edwin F. Gerecht, Jr., Vice-Chairman
Jerry Aroneo, Member
Michael Pesce, Member
Michael O'Mullan, 1st Alternate
Michael Pudlak, 2nd Alternate

Sandi Raimer, Member
Richard Keegan, Member
Felix Ruiz, Member

Thomas Lemanowicz, Bd. Engineer
Brian Schwartz, Bd. Attorney
Kevin O'Brien, Bd.. Planner
Cyndi Kiefer, Planning & Zoning Secretary

Dan Bernstein, Bd. Attorney

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EXECUTIVE SESSION

It was determined that there was no need to hold an executive session.

APPROVAL OF MINUTES

Mr. Gerecht moved approval of the minutes of the April 29, 2014 meeting. The motion was seconded by Mr. Pudlak and unanimously approved by Voice Vote. Mr. Aroneo and Mr. Pesce were ineligible to vote as they were not present at that meeting.

PUBLIC HEARING

JAMES G. HARRIS
60 Midvale Avenue
Block 12003, Lot 18

#14-01Z
Bulk Variances

PROOF OF SERVICE PROVIDED

Present:

James G. Harris, Applicant

Chairman Behr swore in the Consultants.

Chairman Behr swore in the Applicant.

Mr. Harris applied to the Zoning Board of Adjustment of the Township of Long Hill for permission to construct an addition to a single family residence which is located at 60 Midvale Avenue, Millington on property designated as Block 12003, Lot 18 on the Long Hill Township Tax Map, and is located in the R-3 Residential Zone.

The application was presented by the Applicant, James G. Harris for approval. The subject property is narrow and deep, having 100.03 feet of frontage on Midvale Avenue, a northern sideline of 341.09 feet and a southern sideline of 342.27 feet and contains 34,169 square feet or 0.78 acres. There is a single family residence with an attached one car garage and two sheds on the property.

Mr. Harris proposed removing the existing one car garage measuring 13 feet 6 inches by 24 feet and replacing it with a two car garage measuring 23 feet 6 inches by 27 feet 2 inch. The existing residence has a minimum northern sideyard of 19.3 feet and the proposed two car garage will have a northern sideyard of 8.6 feet. The Zoning Ordinance requires a minimum sideyard of 12.5 feet for the subject property.

The plan which was prepared by the Applicant shows that the roof and exterior material for the addition will match that of the existing residence and the second floor of the addition will include a bedroom, walk-in closet, and bathroom.

Mr. Harris testified that ten of the nineteen homes in his immediate neighborhood have attached garages and seven of these are two car garages.

Mr. Harris further testified that the adjoining home to the north is 24 feet from the common property line which provides an adequate buffer. He agreed to install a snow fence to protect the vegetation on the north side of the home, as suggested by the Shade Tree Commission. He also agreed to move the vinyl shed on the property to a conforming location on the site or removed it entirely.

Mr. Harris presented as **Exhibit A-1** a spreadsheet of stormwater runoff calculations from 2007 which the previous Township Engineer had approved. Mr. Lemanowicz was satisfied that the prior approval for stormwater management anticipated the increase in impervious cover of the current development application.

The Zoning Ordinance now requires residences to have two parking spaces within a garage and the proposal will eliminate this non-conformity.

The requested relief is justified under N.J.S.A. 40:55D-70c(1) on the basis of the narrow shape of the subject property and can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Zone Plan and Zoning Ordinance of the Township of Long Hill.

After deliberations, Mr. Gerecht moved and Mr. Aroneo seconded the motion to approve the application of James G. Harris to demolish an existing one car garage and replace it with a two car garage and second floor addition subject to the following conditions:

1. Prior to the demolition of the existing garage and the construction of the new one, and any site disturbance taking place, the applicant shall install a snow fence along the northern sideyard to the approval of the Township Engineer to protect the vegetation during construction.
2. The contractor shall not place machinery or store construction material on the drip line of any plants or trees along the northern side of the property.
3. The construction will substantially match the design shown on the applicant's drawings dated April 10th, 2014 and submitted with the application.
4. The three new light fixtures on the addition shall be translucent and the light source shall not be directly visible. The lights shall not cause glare or sky glow on other properties or public streets. There will be no other additional lighting.
5. The vinyl shed in the back of the property shall be moved to a conforming location or removed entirely at the discretion of the applicant.
6. Applicant shall submit proof of payment of real estate taxes through the second quarter of 2014.
7. Applicant shall deposit sufficient funds so as to satisfy the escrow charges relating to the application.

8. The applicant shall add a note to the plans stating that the driveway modifications will not increase impervious coverage by more than 400 square feet of additional coverage.

ROLL CALL VOTE:

Those in Favor: Mr. Aroneo, Mr. Gerecht, Mr. Pesce, Mr. O'Mullan, Mr. Pudlak, and Chairman Behr.

Those Opposed: NONE

Application #14-01Z passed unanimously.

Motion to adjourn was made by Mr. Gerecht and seconded by Mr. Aroneo. Meeting was adjourned at 8:58 p.m.

CYNTHIA KIEFER
Planning and Zoning Secretary

Date