

WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING DECEMBER 2, 2013

The regular meeting of the Board of Adjustment was called to order at 7:00 p.m. by Chairman Cooper in the Municipal Court, 44 Mountain Blvd., Warren.

THOSE PRESENT AT ROLL CALL: John Villani, Vincent Oliva, George Dealaman, Richard Hewson, Fernando Castanheira, Foster Cooper, Scott Bowen, Alt. #1 and Clerio Martins, Alt. #2
Also present was Sean Rankin, Attorney for the Board.

THOSE ABSENT: Brian Di Nardo

THOSE TARDY: None

ANNOUNCEMENT:

Adequate notice of this meeting has been provided by posting Public Notice on the Municipal Bulletin Board on the main floor of the Municipal Building, and sending a copy to the Courier News and Echoes Sentinel, and filing a copy with the Municipal Clerk, all on January 8, 2013.

FLAG SALUTE:

MINUTES: The minutes of the 1/4/13 meeting had been forwarded to members for review.

Mr. Oliva made a motion to approve, seconded by Mr. Hewson.
All were in favor, so moved.

COMMUNICATIONS:

September/ October issue of THE NEW JERSEY PLANNER

Township of Warren ORDINANCE NO. 13-20 amending the maximum height stories requirement in all residential zones

Township of Warren ORDINANCE NO. 13-21 amending the non-residential development fees to 2.5% of the equalized assessed value for non-residential development

PRIVILEGE OF THE FLOOR PORTION OF THE MEETING

Mr. Cooper asked if any member of the public wished to make a statement, which is unrelated to tonight's agenda.

There was none.

He closed that portion of the meeting.

AGENDA:

CASE NO. BA13-13 JOHN & DARYL ZAREVA
BLOCK 90, LOT 14
6 WILSHIRE ROAD

Application to construct an addition to a single family dwelling...
pre-existing non-conforming setbacks

Mr. Villani noted that the file is in order.

Mr. & Mrs. Zareva, the applicants, Mr. Chadwick P.P. & Mr. Kastrud P.E. were sworn in.

Mrs. Zareva said that their home is in the R-65 zone. They are already over the F.A.R. They want to expand over the garage and do a half dormer around the back for very needed closet space as well as more comfort living space. They will move the laundry room upstairs and have a HVAC unit just for the upstairs.

Mr. Cooper was told that they are adding a total of 760 sq. ft., 400 of which is the room over the garage (for a family room). They will expand out the back about 7 ft.

Mr. Castanheira was told that the total square footage of the house will be 2,974 sq. ft. They have sewer and well water.

Exhibit A-1 was marked into evidence. It is a floor plan. It was passed around, so members could peruse it. Mrs. Zareva showed where the new portico would be added. They are taking out the garage and making it a TV room.

Mr. Bowen was told that a new survey will be done, after completion of the additions. They presently have the survey they received, when they bought the house. Also, there is an existing shed in the back. The other two are not permanent, and will be removed. They will redo the siding and install a new roof.

Mr. Chadwick said there should be a condition that the house will have a uniform exterior and the sheds removed.

Mrs. Zareva said that, when they bought the house, they had to come for a variance for the wooden shed.

Mr. Rankin was told that there will be no window facing the neighbors on the second floor addition.

There were no members of the public present to ask questions or make statements. Mr. Cooper closed the public portion.

Mr. Rankin read the eight variances needed including a floor area ratio of .331 is being requested vs .125.

DELIBERATIONS:

Mr. Castanheira said that it is not an unreasonable request. The space is pretty tight. It is a relatively small home. There are no negative effects.

Mr. Dealaman had no problem with it.

Mr. Bowen was in favor. The matches or is similar to what is there.

Messrs. Hewson, Oliva, Villani, and Martins were in favor.

Mr. Cooper felt that it fit into the character of neighborhood. He repeated the condition of uniformity of the exterior of the house.

Mr. Rankin read a Draft Motion.

Mr. Castanheira made a motion to approve, seconded by Mr. Oliva.

Roll call vote was taken. "Yes" votes were received from : John Villani, Vincent Oliva, George Dealaman, Richard Hewson, Fernando Castanheira, Foster Cooper, Scott Bowen and Clerio Martins, There were no negative votes. The motion carried.

Memorialization of Resolution CASE NO. BA13-01A CMG CHELSEA LLC

Mr. Hewson made a motion to approve, seconded by Mr. Castanheira.

Roll call vote was taken. "Yes" votes were received from: John Villani, Vincent Oliva, George Dealaman, Richard Hewson, Fernando Castanheira, Foster Cooper and Clerio Martins. There were no negative votes. The motion carried.

Memorialization of Resolution CASE NO. BA09-09A SPECIAL NEEDS RESIDENCE

Mr. Oliva made a motion to approve, seconded by Mr. Hewson.

Roll call vote was taken. "Yes" votes were received from: John Villani, Vincent Oliva, George Dealaman, Richard Hewson, Fernando Castanheira, Foster Cooper and Clerio Martins. There were no negative votes. The motion carried.

Memorialization of Resolution CASE NO. BA13-11 GERALD & SHIRLEY CARMODY

Mr. Dealaman made a motion to approve, seconded by Mr. Castanheira.

Roll call vote was taken. "Yes" votes were received from: John Villani, Vincent Oliva, George Dealaman, Richard Hewson, Fernando Castanheira and Foster Cooper. There were no negative votes. The motion carried.

Memorialization of Resolution CASE NO. BA13-12 MATTHEW & NOELLE MORTILLO

Mr. Hewson made a motion to approve, seconded by Mr. Oliva.

Roll call vote was taken. "Yes" votes were received from: John Villani, Vincent Oliva, George Dealaman, Richard Hewson, Fernando Castanheira and Foster Cooper. There were no negative votes. The motion carried.

Mr. Hewson made a motion to adjourn, seconded by Mr. Castanheira. All were in favor, so moved.

There being no further business, the meeting was adjourned at 7:45 p.m.

Respectfully submitted,

Kathleen M Lynch
Clerk