

WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT

REGULAR MEETING December 1, 2014

The regular meeting of the Board of Adjustment was called to order at 7:02 p.m. by Chairman Cooper in the Municipal Court, 44 Mountain Blvd., Warren.

THOSE PRESENT AT ROLL CALL: John Villani, George Dealaman, Richard Hewson, Fernando Castanheira, Frank Rica, Foster Cooper and Scott Bowen, Alt. #1
Also present was Steven Warner, Attorney for the Board.

THOSE ABSENT: Clerio Martins, Alt. #2

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 10, 2014.

FLAG SALUTE:

MINUTES: The minutes of the 11/3/14 meeting had been forwarded to members for review.

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

COMMUNICATIONS:

September/October issue of THE NEW JERSEY PLANNER

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.BA14-08 MICHAEL SHARENOW
BLOCK 39, LOT 30.02
22 ROBIN ROAD

Application to construct a pole barn on a lot containing a single family dwelling...bulk variance required - 13 ft. from the property line

THIS CASE WAS SCHEDULED FOR THE 10/6/14 MEETING, WHICH WAS CANCELED. IT IS BEING CARRIED TO THIS MEETING WITHOUT ADDITIONAL NOTICE

Mr. Dealaman noted that the file is in order.

Michael Sharenow, John Chadwick P.P. and Christian Kastrud P.E. were sworn in.

Mr. Sharenow testified that he is proposing a 24x48 ft. detached accessory garage to be located 13 feet from the southerly property line. The additional garage space is needed, since his family has four personal use vehicles. He also collects classic cars. At present, he has three.

Exhibit A-1 was marked into evidence. It is a copy of the survey, which had been submitted with the application. He referenced a copy of the survey, which included a proposed location of the structure. This was marked into evidence as Exhibit A-2.

Mr. Sharenow explained that it would be difficult and impractical to locate the garage in compliance with the 25 ft. side yard setback, because of the angle that would result. It would have to be located in the middle of the backyard. In the future, he plans to construct a pool and patio in that location.

Exhibit A-3 was marked into evidence. It is a series of ten photos on a board. The photos were taken by his wife last summer. He stated that the photos accurately depict the property as it existed at the time. He mentioned that he had removed some rocks and the storage unit shown in the pictures.

Exhibit A-4 was marked into evidence. It is a series of eleven sheets showing the architectural design of the garage. The exterior of the garage will have Hardi-panel vertical cement fiberboard siding and will be stained to match the existing home. The roof will match the roof on the home. The exhibit confirmed that the building peak height will be limited to 20 ft. He stipulated that the exterior of the garage would be substantially similar to the existing home in color and architectural detail.

Exhibit A-5 was marked into evidence. Mr. Sharenow described it as building details, which sets forth the dimensions and design of the structure. He noted that the downspouts will be tied into the existing drywell.

Mr. Sharenow stipulated that the second story of the garage would be used to store decorations, lightweight patio furniture and cushions. It would not be used for living space. He noted that insulation is proposed, but there will be no water running into the structure. No heating is proposed.

He stipulated that the cars stored in and around the garage would remain registered, insured and operable at all times.

The Board was told that Mr. Sharenow intends to retain all of the existing trees. He has even planted additional trees to serve as screening from his neighbor's lot. He will also replace any damaged trees.

Mr. Chadwick thought it would be appropriate to utilize protective fences around the trees so that none would be damaged during construction.

The distance between the dwelling and proposed garage would be about 4 or 5 ft.

Mr. Chadwick expressed concerns that the location may violate certain fire codes. He noted that it might be prudent to allow the applicant to attach the accessory garage to the home without submitting a new application to the Board.

Mr. Sharenow said that he spoke to his neighbors about his proposal. No one objected to it.

Mr. Cooper asked for questions from the public.

Susan Giniger of 20 Robin Road (next door) expressed concerns about stormwater runoff management, since she and Mr. Sharenow both have flooding problems due to

construction on a neighboring property. Mr. Kastrud stated that the proposed construction would not exacerbate the existing drainage problems.

Mrs. Giniger was sworn in. She said she believed the garage would improve the aesthetics of the property. She supported the project.

There were no more statements.
Mr. Cooper closed the public portion.

Mr. Sharenow stipulated to a number of conditions. He will submit an updated signed and sealed survey. He will amend his plan to include a zoning table, including an impervious coverage calculation and details as to the location of the side and rear yard setbacks. He will maintain all of his vehicles including classic cars - that they remain operable, registered and insured. The garage will be substantially similar in color and architectural detail to the home. He will ensure that none of the existing trees will be damaged by utilizing a protective fence during construction. Any damaged trees will be replaced. The second story will not be used for living space.

DELIBERATIONS:

Mr. Bowen said that, to be honest, he didn't see the need for 25 ft. He would probably be against it.

Mr. Rica said that he is a car buff. They are nice cars. He would be in favor of it.

Neither Mr. Hewson or Mr. Villani had a problem with the request.

Mr. Castanheira said that we either approve this or have cars parked all over the place. He wants the garage to look like it fits there.

Mr. Dealaman agreed.

Mr. Huber noted that his biggest concern is the neighbor next door. She has no objections. He is ok with the conditions.

Mr. Cooper mentioned that he has one in his yard. He walked past the property and has seen the site. It would fit into the neighborhood. He is comfortable with it. He asked that the trees be maintained.

Mr. Warner read a Draft Motion.

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

Roll call vote was taken. "Yes" votes were received from: John Villani, George Dealaman, Richard Hewson, Fernando Castanheira, Frank Rica, Donald Huber and Foster Cooper.

There were no negative votes.
The motion carried.

Memorialization of Resolution CASE NO. BA14-07 ROSE NEUBAUER

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

Roll call vote was taken. "Yes" votes were received from: John Villani, George Dealaman, Richard Hewson, Donald Huber and Scott Bowen.
There were no negative votes. The motion carried.

Memorialization of Resolution CASE NO. BA14-09 SIEN LEWIS

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

Roll call vote was taken. "Yes" votes were received from: John Villani, George Dealaman, Richard Hewson, Donald Huber and Scott Bowen. There were no negative votes. The motion carried.

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

There being no further business, the meeting was adjourned at 8:08 p.m.

Respectfully submitted,

Kathleen M. Lynch
Clerk