

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING MINUTES MARCH 4, 2019**

APPROVED

CALL TO ORDER:

ROLL CALL:

Mr. John Villani
Mr. George Dealaman
Mr. Fernando Castanheira
Mr. Frank Rica
Mr. Donald Huber (excused)
Mr. Michael Galbraith
Mr. Foster Cooper
Mr. Scott Bowen, Alt. #1 (excused)
Mr. Anthony Paolella, Alt. #2
Steven Warner, Esq.

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, sending a copy to the Courier News and Echoes Sentinel, and filing a copy with the Municipal Clerk, all on January 11, 2019.

FLAG SALUTE:

MINUTES:

The minutes of the February 4, 2019 meeting were forwarded to members for review.

Motion to approve was made by Mr. Villani, seconded by Mr. Dealaman. All in favor.

COMMUNICATIONS:

PRIVILEGE OF THE FLOOR PORTION OF THE MEETING:

Floor is opened to any member of the public wish to make a statement, which is unrelated to the meeting agenda.

Seeing no one come forward, this portion of the meeting was closed.

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MEMORIALIZATION OF RESOLUTIONS:

CASE BA 18-10 Verizon/ATT 35 Old Smalleytown Cell Tower
Block 211 lot 11
Carried from November 5, 2018, December 3, 2018, and
January 7, 2019. Approved February 4, 2019

Motion was made by Mr. Villani, seconded by Mr. Galbraith to adopt the resolution.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Cooper

Against: None.

AGENDA CASE APPLICATIONS:

CASE BA19-02 Rebekah and Christopher Baran
23 Arrighi Drive
Block 97 lot 25
FAR and Sideyard Setback

Mr. John Kwasnik from Mezzacca and Kwasnik came forward to represent the applicants, Mr. and Mrs. Baron. The property is a single-family house that was purchased a few months ago. The proposal is to expand upon the house so they can occupy it with their growing family. There will be one witness. Mr. Warner swore in Mr. Chadwick, Warren Township Planner, and Christian Kastrud, Warren Township Engineer, along with Mr. Nicholas Netta, the applicant's architect, from Netta Architects. He gave his credentials and was accepted by the board.

Mr. Netta went over the proposal; a renovation and an expansion to the existing dwelling. They propose a 2nd floor addition and expand the first floor and garage. The variances are FAR and expansion of a nonconforming structure (front yard setback of the garage). The garage addition is 54 SF. The FAR maximum is .125 (3132 SF). The proposal is to expand the house to 4301 SF. Warren Township includes the patio, the double height foyer, and the garage area. The usable FAR (without the patio and the double height foyer) it would be roughly 0.136.

There are other homes in the area of comparable sizes or larger. Mr. Netta believes it is a positive impact on the area. It takes a smaller under-utilized property and restoring it to a much better market rate home. He did not believe there was any negative impact on the community.

Mr. Cooper asked if any members of the board had questions. Mr. Cooper asked about the justification for the expansion. Mr. Netta said the homeowners were born and raised in the

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area and want to stay in town, and they have a growing family, and the home is not out of character with the neighborhood.

Mr. Cooper mentioned that there are larger homes across the street.

Mr. Chadwick went over his report from February 19, 2019. There is 1.5 acre zoning across the street and half acre zoning on the other side. It is one of the few or only area in town where this is present. The applicant's home previously had a history of issues and it went to foreclosure (took 12 years).

Mr. Kastrud went over his report from February 20, 2019. The applicant will need to submit a soil movement application for grading, roof leaders, etc. The applicant stipulated to the engineer report.

Mr. Warner went over the Health Department memo concerning a private well that will need to be protected during construction. There were no other issues. Mr. Warner clarified the variance for the existing side yard setback, an extension of the garage, and it will be in the resolution along with the FAR variance. The site can accommodate the FAR architecturally.

Mr. Cooper asked if anyone from the public had questions or comments. No one came forward and that portion of the meeting was closed.

Mr. Warner went over the motion to grant the proposed construction of an addition with a minimum side yard of 14.6 ft vs 20 ft required and a FAR of 0.163 vs.0.125 maximum permitted with conditions.

The board deliberated and all were in agreement that the approval should be granted.

Motion was made by Mr. Dealaman, seconded by Mr. Cooper to approve the application.

Roll Call

For: Mr. Villani, Mr. Dealaman, Mr. Galbraith, Mr. Castanheira, Mr. Rica, Mr. Cooper, and Mr. Paoella.

Against: None.

There was some discussion on the proposed Annual Report and some suggestions were given. It was decided that at the April 1, 2019 meeting it would formally be reviewed and Mr. Warner asked if the board would review with possible suggestions to the Planning Board or Township Committee for changes for ordinances.

Mr. Cooper asked about the application that was heard in February and will come back to the board and the issues of disturbance of wetland areas and the lack of township ordinances on wetlands disturbance.

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Mr. Chadwick explained that DEP has regulations on what can be done and there are some exceptions. The Zoning Board can make the planning decision that it is improper to be in wetlands or buffer zones.

It is in the Warren Township Master Plan to protect environmentally sensitive areas.

NEXT MEETING: April 1, 2019

Motion was made Mr. Villani, seconded by Mr. Cooper. All in favor

MEETING ADJOURNED: 7:25 P.M.