

Exhibits

A-1 – Site Plan

A-2 – Photo Board

A-3 – Photo Board #2

A-4 – Existing Floor Plan

A-5 – Existing Elevations

A-6 – Proposed Floor Plan

A-7 – Proposed Elevations

A-8 – Proposed Elevations #2

F.Sciacco – before the Board to present a plan for the future home – to have a dream home here. Semi-retired now and want to retire here full time in 2 years. Have worked with Jerry Bruno in the past, and understand we need a variance- we have challenges with what is existing but confident Jerry will be able to work through them and provide us a home that will be comfortable.

Mark – just want to note that there is no public present in attendance

Jerry – (presents his credentials) has been an architect since 1996 – 25 years, registered in 5 states, NJ, NY, PA, Connecticut, and Florida. Worked as an Historic Preservation Architect and appeared in numerous Boards in NJ and Historic Preservation Boards.

Jerry – (shows and describes Site Plan to the Board – the existing and proposed plan) Proposing an addition for a new entry and a second floor addition. House is T shaped.

Existing coverage is 28.64% and propose 30.58% with 56.49% Impervious Coverage. Will be removing the paths on the sides of the home. The front setback is OK and the building height conforms. The house is setback far on the lot, the attached garage is in the front. House is long and thin, other homes in the area are more rectangular. The neighbor has no direct view of the second floor addition. The house is a hodgepodge of additions – the back portion is the original built on a crawl space. The second part built was the garage, later they added the rear staircase and then built the second floor addition. Was originally a bungalow built in the late teens – early 20's, with no basement, added in the 1960s. The house has mice and termite damage. (The proposed floor plan discussed) The new door will face the street, there will be an exercise room, back of the house will be the study and bedrooms. Will be keeping most of the first floor and going down in lot coverage, keeping majority of the foundation. The second floor will be the living space so can have more light. The outdoor space will be over the existing garage – the family room, kitchen in the front and the master bedroom in the rear on the second floor. The second floor aligns with the first floor.

Christine – can you go over what is existing and what is being added.

Jerry – will be taking the whole roof off on the second floor. Need beams to support the second floor and infill the hollow blocks, replace the plate because of termite damage. Concrete slab in the back, no basement.

Fireplace in the main living space in the front of the house, will be a shingle style home. Garage is in the front with the living space above it, fireplace between the French doors, the side on the second floor will have lots of windows. The east side mirrors the west side. Will have a hip roof in the rear with a stone base and shingles with sweeps and a small gable. Little sweeps in the shingles.

Tom- how do have less coverage?

Jerry – the outdoor space is above the garage, removing the existing patio and pavers and adding a small walkway.

Christine – where is the air conditioner?

Jerry – on the east side, two units - 2zones – will have screening

Christine – the driveway is not in the best condition, the gravel driveway is counted toward the total coverage

Jerry – will pave the driveway

Lou – driveway can only be 20 feet wide

Eileen – need a 2 foot buffer to the property line

Jerry – currently it is 21 feet wide, will make it 20 feet at the widest part, will update the driveway

Christine – is the northeast corner 2 feet?

Eileen – very close on the lot

Barbara – the driveway area that is in the right of way, needs to be concrete

Tom- how high is the home?

Jerry – 21 feet

Nancy- Looks really nice, have a pre-conforming mess but good that you are able to restore and reuse. We have variances for people rebuilding and reusing and following the guidelines.

Lou – what is the lot to the west?

Jerry – belongs to the Tap House and they rent it

Adding two small pieces to the house to square it off and help with the roof line and add area for the side entrance.

Nancy – are you putting in a staircase?

F.Sciacco – its easier with groceries to come in through the front

Lou – please review the variances requested

Jerry – setbacks to the side and rear

- Rear 5.08 feet – going straight up
- Side yard – 5.3 feet and 8.58 feet – existing
- Building coverage

Christine – all the variances make sense, keeping the existing and they explained how they will expand. Both C1 and C2 Variances. C1 – for exception narrowness or shape or topographical conditions. Home is there and will be building on the existing footprint. C2- better Zoning alternative, using what's there and not exacerbating the setbacks. Building Coverage – unique structure, proposed renovations make what's there, more usable and it makes sense.

Lou – the dry well needs to be for the entire roof coverage.

Jerry – will talk to the civil engineer

Mark – condition of approval is the submission of the revised plans to the Board Engineer.

- AC to be screened
- Water infiltration system for entire roof
- Driveway not to exceed 20 feet wide, with the grass strip
- Concrete in the right of way

Eileen – is your home for your own use?

F.Sciacco – yes, want to retire in two years, living now in West Caldwell

Nancy – nice plan, wish you lots of luck

Nancy – make a Motion to approve with the conditions – AC screening, driveway design, water infiltration

Tom – seconded approval

Motion to approve: Nancy Maclearie

Seconded by: Thomas Martin

Voted In Favor to approve: Councilwoman Sara King, Michael Milano, Thomas Martin,
Nancy Maclearie, Chair Eileen Eilenberger

Opposed: None

Motion to adjourn: Thomas Martin

Seconded by: Nancy Maclearie

Voted in favor to adjourn: Chair Eileen Eilenberger, Councilwoman Sara King, Michael Milano,
Tom Martin, Nancy Maclearie

Meeting adjourned at 8:20 PM