

MINUTES OF THE
EAST BRUNSWICK TOWNSHIP
BOARD OF ADJUSTMENT

May 6, 2021

STATEMENT - Open Public Meetings Act

FLAG SALUTE

ROLL CALL -

PRESENT:

ABSENT:

Christine Rampolla, Chair

Steve Philips

Amy Papi

Robert Zuckerman

Ivan Wynter

Deepak Arora

Leon Gurevich

Steve Pepe

Chester Brandt

Cathy Decker

ALSO PRESENT:

Jay Weiner, Esquire

Aaron Blessing, Zoning Assistant

Colleen McGurk, Planner

MINUTES

April 15, 2021 - Motion to approve by Ms. Papi,
second by Mr. Arora. Minutes approved.

RESOLUTIONS

Application #Z-21-09 - Proposed 6-foot-tall fencing
in front yard setback of existing single-family
residence located at 20 Lench Road, block 781, lot
18, in the R-3 zone. Motion to adopt resolution by
Mr. Arora, second by Mr. Brandt. Resolution
adopted.

NEW BUSINESS

Application #Z-21-10 - Krill - Proposed addition to existing single-family dwelling located at 12 Rogers Circle, block 87.08, lot 2, in the VG-1 zone. Mandatory date July 7, 2021. Motion to approve with conditions by Mr. Arora, second by Mr. Pepe. Application approved with conditions.

Application #Z-21-12 - Antonowicz - Proposed addition to existing single-family dwelling located at 84 Farms Road Circle, block 777, lot 14, in the R-3 zone. Mandatory date August 11, 2021. Motion to approve by Mr. Arora, second by Ms. Papi. Application approved.

ADJOURNMENT

Motion to adjourn by Mr. Arora, second by Mr. Gurevich. Meeting adjourned at 8:20 p.m.

THE CHAIRWOMAN: The township is using the telephone meeting format in an effort to mitigate the chance of exposure to COVID-19 as a part of the township's ongoing effort to slow the rate of transmission and avoid overwhelming our treatment centers. The dial-in information and agenda have been posted on the township web site and are posted on EBTV for members of the public. Members of the public can call in with the number provided if they have any questions for the zoning board members. You would have 3 minutes to speak. Should you have any further comments or questions, the planning and engineering office is always available by e-mail and phone. Each member of the public shall have only one -- shall only have one opportunity to speak during the public portion. Thank you in advance for your patience as we implement this new technology to continue to move the township forward during this health emergency.

This is the May 6, 2021, East Brunswick Township Zoning Board of Adjustment meeting. In accordance with the Open Public Meeting Law, on December 22, 2020, notice of this meeting stating the time, date, and location was sent to the Home News Tribune, filed with the township clerk, and posted on the bulletin board in the lobby of the municipal building. A copy of this notice will be incorporated in the minutes of this meeting. The

zoning board will not hear any case beyond 10 p.m. with the exception of any hearing in progress at that time and will terminate all testimony at 10:30 p.m.

The chair reserves the right to call any application in an order different from that appearing on the agenda.

Mr. Blessing, do we have a flag so that we can all rise for the pledge of allegiance.

MR. BLESSING: Our EBTV folks are on top of that.

THE CHAIRWOMAN: Great. So if everyone can please stand.

(Flag salute)

THE CHAIRWOMAN: All right, Mr. Blessing, can you call the roll.

MR. BLESSING: Miss Decker.

MS. DECKER: Here.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Here.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Here.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Here.

MR. BLESSING: Mr. Arora.

MR. ARORA: Here.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Present.

MR. BLESSING: Mr. Zuckerman. Miss Papi.

MS. PAPI: Here.

MR. BLESSING: Mr. Philips. Miss -- Chairwoman Rampolla.

THE CHAIRWOMAN: Here. Thank you, Mr. Blessing.

Okay. Our first order of business, we have the minutes of our April 15, 2021, meeting. Does anyone have any comments or questions or changes rather to be made to those minutes?

Okay. Seeing none, would anyone like to move -- or make the motion on these minutes. Miss Papi.

MS. PAPI: Like to make a motion to approve the minutes of April 15, 2021.

THE CHAIRWOMAN: Thank you.

MR. ARORA: I second.

THE CHAIRWOMAN: That was -- was that Mr. Arora?

MR. ARORA: Yes, I second it.

THE CHAIRWOMAN: All right. Thank you.

And, Mr. Blessing, can we call roll on that.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes.

MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Decker.

MS. DECKER: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Yes.

Thank you, Mr. Blessing.

Okay. We have one resolution this evening, a resolution for application Z-21-09, Flaherty, a proposed 6-foot-tall fence in front yard setback of an existing single-family residence located at 20 Lench Road, block 781, lot 18, in the R-3 zone. Would any of the members of the board like to make the motion on that resolution?

MR. ARORA: I can make the motion.

THE CHAIRWOMAN: Thank you, Mr. Arora.

MR. BRANDT: Second that.

THE CHAIRWOMAN: Thank you, Mr. Brandt.

And, Mr. Blessing, if you can call the roll again.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Sorry, on mute. Yes to approve.

MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: Yes. Thank you, Aaron.

Under new business, we have two applications. The first we'll start with application Z-21-10, Krill, a proposed addition to an existing single-family dwelling located at 12 Rogers Circle, block 87.08, lot 2, in the VG-1 zone.

Mr. Weiner, have you reviewed the notices? Do we have jurisdiction on this application?

MR. WEINER: Yes, thank you, Madam Chairwoman. I've had an opportunity to review the notices. The same are acceptable, and the board has jurisdiction to hear this application.

THE CHAIRWOMAN: Thank you. I see I think Joseph and Sandra Krill. If you can unmute yourself.

MR. KRILL: Hold on. Hi.

THE CHAIRWOMAN: Okay. So first we'll need to -- will both of you be speaking on this application?

MR. KRILL: We'll start with her.

THE CHAIRWOMAN: Okay. What we'll need to do is we'll need to swear in -- if both of you are going to speak at some point, we should go ahead and just swear both of you in at the same time if that's okay.

MRS. KRILL: That's fine.

THE CHAIRWOMAN: Great. Okay. So if you can just start by telling us and spelling your name for us for the record.

MR. KRILL: Joseph Krill, K-r-i-l-l.

THE CHAIRWOMAN: Okay.

MS. KRILL: Sandra Krill, S-a-n-d-r-a K-r-i-l-l.

THE CHAIRWOMAN: Thank you. And if you could both raise your right hand, and I'm going to ask you to swear to tell the truth, the whole truth, and nothing but the truth in reference to this application this evening.

MR. KRILL: I do.

MS. KRILL: I do.

THE CHAIRWOMAN: Okay. Thank you. Okay. And you're both the homeowners; is that correct?

MS. KRILL: Yes.

MR. KRILL: That's correct.

THE CHAIRWOMAN: Okay. Thank you. If you can just start by telling us a little bit about your project and why you're seeking a variance tonight.

MS. KRILL: Okay. Well, several years ago, about 3 years ago, I fell and broke my neck, and I broke the C2 vertebra and shattered the disc between 5 and 6. Well, after a lot of therapy and several years of getting used to all of this, I have reached the maximum ability of what I'm going to be able to do, and I have limited motion of my neck so it's difficult looking down. My hands, I have nerve damage in my hands and in my feet and legs. So going up and down stairs, walking. I can't drive anymore. Those 2 seconds took away -- changed my life forever really, and we needed to be on one floor, so that's why we are seeking this to have a

master bedroom added to the main floor of our home so that I don't have to go up and down the steps.

THE CHAIRWOMAN: I'm very sorry to hear about your injury. Okay, so what you're looking to add to the first floor is a bedroom -- I'm sorry -- one additional bedroom on the first floor.

MS. KRILL: One additional -- yes, a master bedroom, a master suite, a bedroom with a bathroom that has a zero entry shower and, you know, so that it makes it easier for me.

THE CHAIRWOMAN: And so you would say then that's sort of why you need to expand the footprint of your home and can't go up.

MS. KRILL: Yes, yes, yes.

THE CHAIRWOMAN: Okay. That makes a lot of sense. Okay, and the variances that you're seeking are for a rear yard setback and also for the lot coverage.

MS. KRILL: I think so, yes.

THE CHAIRWOMAN: Okay, and do you have any -- because you would be exceeding that maximum lot coverage, do you have any plans in place to -- for water retention to mitigate runoff since you're --

MS. KRILL: Well, we've -- there are two options. There's -- that I know of. I don't know which is the better one. I think our architect was supposed to be here. I don't see him. But the rain barrel or rain garden is what we've --

MR. KRILL: Is potential if it was required.

MS. KRILL: Yes.

THE CHAIRWOMAN: Okay. Miss McGurk, is that something that you can make a recommendation to the board members on?

MS. MCGURK: Well, what I could say is if this were to be approved, this could be a condition of the resolution that the applicant would have to provide detailed information as to the rain barrel, the size, and how much water it could accommodate, and it would be contingent upon the township engineer approving the plan. So we could work with them. We are, you know, the state regulations have changed, and they're encouraging green infrastructure as opposed to hard infrastructure. So maybe if it takes two rain barrels, whatever we can work out with them, and we'll have the final approval on that with the calculations.

THE CHAIRWOMAN: Okay. Thank you.

Okay. Do any of our board members have any questions for Mr. or Mrs. Krill? No. Okay.

Miss McGurk, are there additional questions that you have for the homeowners?

MS. MCGURK: I don't have any questions. Just in my recommendations, on the plans, because this is part of a planned unit development, so the bulk chart is stating the setbacks for the zone but not for the planned unit development, so as per the ordinance, all of the setback requirements are basically what is on the property. So the existing setbacks are what is required. So I would like an updated bulk chart. And there is no floor area ratio so that's a little misleading, so I didn't want that. So -- and it -- so, I mean, the dwelling is going to function like a single-family dwelling. Let me just see. Yeah, so long as the area is open to the rest of the dwelling, I didn't have any issues because it doesn't appear that it's going to function like a mother/daughter, which isn't permitted. So I didn't have any other issues.

THE CHAIRWOMAN: Okay. I see you shaking your -- Mr. and Mrs. Krill, I see you shaking your head no at the mother/daughter reference. So that means that you're not adding any additional kitchens or --

MR. KRILL: No, no, no.

THE CHAIRWOMAN: -- laundry facilities.

MS. KRILL: Just the bedroom.

MR. KRILL: Just the bedroom.

MS. KRILL: Master suite just with the bath and the closet in the bedroom.

THE CHAIRWOMAN: Okay. Thank you.

MR. WEINER: And, Mrs. Krill, you wouldn't have any objection should the board motive favorably on this application with that being an expressed condition that no kitchen facilities should be within the proposed addition and that it should function as a single-family dwelling and there should be no rental as a separate unit; is that all agreeable to you?

MS. KRILL: Yes.

MR. KRILL: Yes.

MS. PAPI: Madam Chair.

THE CHAIRWOMAN: Yes, Miss Papi.

MS. PAPI: I'm also reading that you're going to have a deck --

MS. KRILL: Yes.

MS. PAPI: -- okay, and I believe also that it has all been approved by your Colonial Oaks

Village association.

MS. KRILL: Yes.

MR. KRILL: Yes.

MS. PAPI: All reviewed it and approved it.

MS. KRILL: Yes.

MS. PAPI: Okay.

MR. WEINER: Madam Chairwoman, if I may, just a couple of quick questions --

THE CHAIRWOMAN: Yes.

MR. WEINER: -- for the applicant.

Being that this is part of a planned unit development with a homeowners association, have you -- did you inquire as to whether or not you needed approval from the homeowners association for this addition?

MR. KRILL: Yes.

MS. KRILL: Yes, we spoke with them, and they said you have a letter or we sent a letter from them.

MR. KRILL: You should have that in your file.

MS. MCGURK: We do.

MR. WEINER: For the record, even though it's something that would have been submitted to the township, if we can just get some testimony from you on the record. Did you obtain approval from the association?

MS. KRILL: Yes, we did.

MR. KRILL: Yes.

MR. WEINER: Okay, and then likewise, a couple of things here. The rear yard setback is -- with the proposal, you're losing roughly about 22 feet, and that is obviously due to the addition. Did you consider any other alternatives to avoid reducing the setback? Were there any other issues that were feasible, building up or anything of that nature?

MR. KRILL: Don't want to move up.

MR. WEINER: I'm sorry, building up, you already testified as to the reason why. So there was no other way for you to do that to configure it, correct?

MS. KRILL: No. It's the easiest way because it's right off of the what -- like a family room, what we call our family room now.

MR. WEINER: Sure.

MS. KRILL: And so it's right off of that.

MR. WEINER: Okay. And then with regard

to the other bulk variance being sought, has to do with maximum lot coverage.

MS. KRILL: Yes.

MR. WEINER: Obviously, the -- required is the 40 percent, and with the addition, it's going to go up to 48.5 percent, and I guess your answer to the prior question about no other alternative would apply to this, as well, correct?

MR. KRILL: That's correct.

MR. WEINER: Okay. And then, Miss McGurk, are there any other issues from the township's staff side regarding the maximum lot coverage increase?

MS. MCGURK: Not as long as they can maintain the stormwater and show the calculations, that it can all be maintained on their property due to the increased impervious and building coverage.

MR. WEINER: Which was I guess the one other question. That was another recommendation, which should be a condition.

Mr. and Mrs. Krill, the township staff is asking that you provide calculations and mitigation design for proposed stormwater containment, including the green infrastructure.

MS. KRILL: Yes.

MR. WEINER: Is that something that's agreeable?

MR. KRILL: Yes.

MS. KRILL: Yes.

MR. WEINER: I'm sorry, Madam Chairwoman. I just wanted to get through a couple of bookkeeping items.

THE CHAIRWOMAN: I appreciate you helping us get all of that on the record. That's great.

So I think that we need to open this application up to any members of the public who are wishing to ask questions of the applicant or make any comment on this application.

Mr. Blessing, do we have anyone who's looking to speak to the board?

MR. BLESSING: Madam Chair, I actually just promoted Kurt Ludwig -- I'm sorry -- Kurt Ludwig to a panelist. I believe he was the architect for the applicant. I'm sorry, I missed that before. I'm sure if he has any testimony, he can say. But no, there is one attendee. They are not raising their hand to indicate they wish to speak on the application.

THE CHAIRWOMAN: Okay. Mr. Weiner,

before I close the public portion, if their architect just --

MR. WEINER: Why don't we do this. We can close the public portion now and reopen it once Mr. Ludwig is finished, since he arrived late.

THE CHAIRWOMAN: Okay. All right. Thank you. I just want to make sure if there are members of the public that are going to now have questions about Mr. Ludwig's testimony if he wants to add anything.

MR. WEINER: Yeah, why don't we just announce to the members of the public if there's anyone there who wanted to speak, please hold tight. We will reopen the public portion in a little bit once this testimony is finished.

THE CHAIRWOMAN: Okay, so we're going to close the public portion, and, Mr. Ludwig, I don't see any -- are you able to turn your video on?

MR. LUDWIG: I am.

THE CHAIRWOMAN: Okay.

MR. LUDWIG: I've been listening to the entire meeting, but for some reason, I couldn't connect, but I've listened to everything since the beginning. So I don't have anything to add. I heard about the water management and, you know, the reasons for the addition and so on, and the need to revise the bulk chart and provide calculations, but I'd be glad to answer any questions.

THE CHAIRWOMAN: Okay, and so you'll be able to update that -- the calculations on that for --

MR. LUDWIG: Yes.

THE CHAIRWOMAN: -- the township? Okay.

MR. LUDWIG: Yes.

MR. WEINER: Mr. Ludwig, if you don't mind, could you give a quick overview of the plan that you prepared just for the benefit of the board.

MR. LUDWIG: Sure.

THE CHAIRWOMAN: Actually, you know, should we recognize Mr. Ludwig?

MR. WEINER: Actually, we should. We're getting ahead of ourselves, Madam Chair. I'll let you do that.

THE CHAIRWOMAN: Okay.

MR. WEINER: We need to have you qualified as an expert, so I'll allow the chairwoman to handle that.

MR. LUDWIG: Okay.

THE CHAIRWOMAN: So, Mr. Ludwig, if you would state and spell your name and then tell us

your qualifications as -- you're testifying as an architect; is that correct?

MR. LUDWIG: That's correct.

THE CHAIRWOMAN: Thank you. Okay, so you can go ahead and do that.

MR. LUDWIG: Sure. Kurt Ludwig, K-u-r-t L-u-d-w-i-g, licensed architect. I've been in business in Milltown, New Jersey, since 1991, and I've testified in front of this board and numerous boards around the state.

THE CHAIRWOMAN: Okay. Thank you. Okay. If we can just have a voice vote to recognize Mr. Ludwig as an expert witness on architecture.

MR. ARORA: I recognize him.

THE CHAIRWOMAN: Thank you, Mr. Arora. And is there a second?

MR. BRANDT: Second.

THE CHAIRWOMAN: Thank you, Mr. Brandt. All in favor, say aye.

Thank you, Mr. Ludwig. So if you can --

MR. LUDWIG: Welcome.

THE CHAIRWOMAN: And then, sorry, Mr. Weiner, did you have a question for Mr. -- did you --

MR. WEINER: I'll just reiterate, Mr. Ludwig, not as much as a question. This particular question. Just if you can -- there were plans that were submitted, and you prepared those, correct?

MR. LUDWIG: That's correct.

MR. WEINER: Can you give the board an overview of the plans that you submitted and describe what the I guess the detail of what is proposed.

MR. LUDWIG: Sure. So my office prepared the design in the plans. The plan includes a proposed addition, one-story addition, that's 20 feet wide and 24 feet deep. It will be constructed on a crawl space with a gable roof, and as Sandra had pointed out, it's a master suite. It's all designed for barrier-free access, 3-foot doors, a lot of turning radiuses and things like that. The shower, as Sandra had mentioned, is a roll-in shower with no curb. The project also consists of an outdoor deck that has access from the addition and from the existing dinette.

The addition is designed to meet the current code, including energy code. All the new exterior walls are 2-by-6 for increased insulation, and the exterior of the addition will match the

siding and roofing of the existing home.

THE CHAIRWOMAN: Thank you.

MR. LUDWIG: Welcome.

THE CHAIRWOMAN: Do any of the board members have any questions for Mr. Ludwig? Okay.

Miss McGurk, do you have any questions?

MS. MCGURK: No, thank you.

THE CHAIRWOMAN: Okay. Then we will -- in fairness to the public, we will just reopen the public portion in case that there is any questions for this expert on this application. So I would just ask, Mr. Blessing, if you -- do you see anyone trying to communicate with the board?

MR. BLESSING: I do not, Madam Chair.

THE CHAIRWOMAN: Okay. All right. Then we'll reclose the public portion.

All right. So are there any members of the board who would -- actually, I'm sorry, Mr. Weiner, do you want to just review those --

MR. WEINER: I can go over the conditions, but perhaps -- usually we ask the board for some -- if there's any questions or anything first and then jump into the conditions. I don't know if anyone has any comments or questions on the board.

THE CHAIRWOMAN: I did ask. That's why I --

MR. WEINER: You know what, connection was going in and out for a moment. I apologize.

THE CHAIRWOMAN: All right.

MR. WEINER: You know, the wonders of Zoom. So anyway, there were -- I have four conditions for the benefit of the board and Mr. and Mrs. Krill, the applicant, and if I can just go through them, Mr. and Mrs. Krill, with you. We actually touched on them before so I may be repeating things, but if you could just acknowledge each one that if the board should vote to approve this application that these would be conditions that you would agree to as part of that approval.

First would be is that you would be providing detailed information as to the rain barrel or barrels subject to approval of the township engineer. Is that agreeable?

MS. KRILL: Yes.

MR. KRILL: Yes.

MR. WEINER: Okay. You would also provide calculations and mitigation design for the proposed stormwater containment, which should include green infrastructure. That's agreeable,

correct?

MS. KRILL: Yes.

MR. KRILL: Yes.

MR. WEINER: I know we asked that already. There should be no kitchen facilities within the proposed addition, and it should function as a single-family dwelling, and there should be no rental as a separate unit. That's agreeable, correct?

MS. KRILL: Yes.

MR. KRILL: Yes.

MR. WEINER: And also the bulk chart should be corrected to reflect the correct information as indicated by Ms. McGurk earlier regarding removing the mentioning of the FAR and correcting the setbacks to reflect the proper ordinance. That is agreeable, correct?

MS. KRILL: Yes.

MR. KRILL: Yes.

MR. WEINER: Colleen, was there anything else that you wanted us to add.

MS. MCGURK: No, that was it. Thank you.

MR. WEINER: Just for the benefit of the record, the abbreviation for the FAR, if you could go over that for the board and for the applicant just so it's clear on the record.

MS. MCGURK: Oh, sure. It's floor area ratio, which would calculate the entire gross floor area within a dwelling, and there's a maximum, but we don't actually have that in our ordinance for residential zones.

MR. WEINER: Thank you. Those are all the conditions, Madam Chairwoman. I don't know take a look if there were any memos. One was no comment from the construction official. That's the only memorandum.

THE CHAIRWOMAN: Okay. Thank you, Mr. Weiner.

MR. ARORA: I would like to make a motion to approve. Looking at Mrs. Krill's condition, I think this addition will definitely benefit and improve her lifestyle. I think with the conditions Mr. Weiner laid out, I think that satisfies my -- I would like to make a motion to approve.

MR. PEPE: I second the motion.

THE CHAIRWOMAN: Thank you, Mr. Arora. Was that Mr. Pepe?

MR. PEPE: Yes.

THE CHAIRWOMAN: Okay. Thank you.
Okay. Mr. Blessing, can you call the roll.

MR. BLESSING: Yes. Mr. Gurevich.

MR. GUREVICH: Yes, approve.

MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes, I approve.

MR. BLESSING: Mr. Pepe.

MR. PEPE: I approve.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes, I approve.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes, I also approve.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: I'm going to vote yes, also, because it does seem that this addition is needed by the homeowners. It sounds based on the architect's testimony that it -- it will make the home more accessible for the homeowners and the -- they say that they're amenable to helping contain the -- any water runoff since they're over the max coverage. So because all of that, I'll vote yes.

So, Mr. and Mrs. Krill, it looks that your application is approved, so you can work with planning and engineering department going forward on that, and we wish you the best of luck with that addition and the new deck in your back yard.

MR. KRILL: Thank you.

MS. KRILL: Thank you very much.

THE CHAIRWOMAN: Thank you. Okay. The next on our agenda, we have application Z-21-13, Antonowicz, a proposed addition to an existing single-family dwelling located at 84 Farms Road Circle, block 777, lot 14, in the R-3 zone, and, Mr. Weiner, have you -- you've reviewed their notices?

MR. WEINER: Yes, your -- your honor. Yes, Madam Chairwoman, I just promoted you to judge. I reviewed the notices, and they are acceptable. The board has jurisdiction to hear the application.

THE CHAIRWOMAN: Okay. Thank you.

MR. WEINER: I would note before we move forward just on the Zoom that there is in addition to the box with Mr. Antonowicz and the person sitting next to him -- I guess it's a family member -- there's another box, someone also identified with the same name. If we could clarify that, Aaron, or someone before we begin.

THE CHAIRWOMAN: So maybe if one of you

who wants to be the spokesperson to start, you can tell us who else is joining us.

MR. ANTONOWICZ: My name is Joseph Antonowicz. I'm the homeowner along with my wife Kimberly Trafficanti.

MR. HOFFMAN: I'm the architect.

MS. TRAFFICANTI: And that's our architect.

MR. WEINER: He's labeled as Joseph Antonowicz, as well. For the record, I don't know if we can correct that, Aaron. Is that possible?

THE CHAIRWOMAN: Okay. So then why don't we start with Mr. and Mrs. Antonowicz. If we can swear you in first, and then we'll have a few questions for you, and then we'll also swear in your architect, also. So if you could start by stating and spelling your names for us.

MR. ANTONOWICZ: Joseph, J-o-s-e-p-h; Antonowicz, A-n-t-o-n-o-w-i-c-z.

MS. TRAFFICANTI: And I'm Kimberly Trafficanti, K-i-m-b-e-r-l-y T-r-a-f-f-i-c-a-n-t-e.

THE CHAIRWOMAN: Thank you. Okay. And if you could both raise your right hands for us, and if you would swear to tell the truth, the whole truth, and nothing but the truth this evening in reference to this application.

MS. TRAFFICANTI: I do.

MR. ANTONOWICZ: I do.

THE CHAIRWOMAN: Okay. Thank you. Okay, so, Mr. Antonowicz and Miss Trafficanti, you are the homeowners of the -- sorry -- the homeowners at 12 Rogers Circle?

MR. ANTONOWICZ: No.

MS. TRAFFICANTI: No, 84 Farms Road --

THE CHAIRWOMAN: I'm sorry, 84 Farms Road Circle. I'm sorry about that. Thank you for the correction. Okay, and you are looking to put an addition on your existing single-family home; is that correct?

MR. ANTONOWICZ: Yes.

THE CHAIRWOMAN: Can you tell us a little bit about why you are looking to do this project.

MR. ANTONOWICZ: Yes. Me and my wife, we have four children. We have sort of outgrown our home a little bit, so we would like to add a bedroom above the garage. It's an extension of the garage. You know, we have, you know, all our kids play sports. They have hoverboards and scooters and bikes, and the garage really is at this point just a

storage area. There's no car can really get in there. So this addition will benefit us where we'll be able to actually keep a car in the garage. We'll have an extra bedroom because currently two of our sons share a bedroom, so that would help in that respect, and if my wife wants to add anything else, she --

MS. TRAFFICANTI: And a mudroom for all their stuff. We have -- our kids are 12, 10 -- two 10-year-olds and a 9-year -- well, turning 9. So right now it's -- we're busting at the seams a little bit, and for right now, our -- like he said, our garage is really just storage. We have four kids that just barrel in the kitchen. That's how they get in the house with stuff all over. So we'd like to extend that so we'll have proper mud room, bring the laundry, do all that up there, and then sort of have their own, you know, their own space, their own bedroom. Yeah, so we want that above the garage.

THE CHAIRWOMAN: Okay, and the variance -- the reason you are here seeking a variance is because the addition would put the home within the 35-foot requirement for front yard setback, and you are proposing that it would be 22.67 feet from the setback; is that correct?

MR. ANTONOWICZ: Yes.

THE CHAIRWOMAN: Okay. Okay. Do any of the members of the board have questions for the homeowners before we hear testimony from their architect?

MR. GUREVICH: I just wanted to confirm really quickly. Yours is the home that's on the corner lot, correct?

MR. ANTONOWICZ: Yes.

MR. GUREVICH: Driving by very quickly. Just wanted to --

MS. TRAFFICANTI: Yeah.

MR. ANTONOWICZ: We live on the street that has the Christmas lights. I'm not sure if everybody is familiar with that.

THE CHAIRWOMAN: Very familiar.

MR. WEINER: Madam Chairwoman, if I may quickly jump in. One variance that you folks are looking for is for the front yard setback, and as Mr. Gurevich just raised that you guys are on a corner lot, correct?

MR. ANTONOWICZ: Yes.

MR. WEINER: And has that posed any additional hardship for you as far as satisfying the

setback requirement?

MR. ANTONOWICZ: Yes, I mean, we do have plenty of space all around us, so there's a lot of room to go side to side. It's just that the setbacks come right up until where the existing garage is. So that's probably -- that's where our hardship is.

MR. WEINER: And did you explore any other opportunities that would not violate a setback as far as locating the property elsewhere in the property -- the addition elsewhere in the property?

MR. ANTONOWICZ: Yeah, I mean, we tried, but there's really -- not with making the house look strange, so, like, if you maybe -- if you, like, had -- yeah, there's a tree in the way.

MS. TRAFFICANTI: Like a very, like, big oak or something tree that would have to probably be taken down. Also, we have like a little room in the back like a sunroom, and if we were to stagger the garage that way, we would lose the windows on that whole side of the sunroom. So it just didn't really work in that way.

MR. WEINER: Colleen, I'm just going to ask you for the record, as a corner lot, doesn't that affect the setback requirement on the corner lot?

MR. MCGURK: It does. Corner lots are actually supposed to be 10 percent larger than a requirement for the zone, which is 15,000, so it should really be 16,500, whereas this lot is 15,682 square feet, so it is slightly undersized for the zone, and the lot width is slightly lacking at 94 versus the 100 feet, so that does provide some justification for a hardship for this variance.

MR. WEINER: I'm just curious --

MS. MCGURK: We did check for the -- sorry -- the sight triangle. The new addition would not pose a traffic safety hazard. It is not within the sight triangle. The actual existing driveway somewhat slightly is, but it's existing, so there's really nothing that we can do about that.

MR. WEINER: Now, if this had been on the -- on not on a corner lot, would it have fit within the envelope without violating the setback? Obviously, it would have been lesser because of the requirement.

MS. MCGURK: Yeah, because the side yard setback is only 10 feet, so they would have had plenty of room to do an addition.

MR. WEINER: Got you. That was all I

wanted to just get into the record, Madam Chairwoman.

MR. ARORA: I have a question. This is a one-car garage right now, right, and you're planning to expand it into a two-car garage and then bedrooms over there, right, on top of it?

MS. TRAFFICANTI: Yes.

MR. ANTONOWICZ: Yes, exactly.

THE CHAIRWOMAN: Miss Papi.

MS. PAPI: Yes, I'm just looking at the diagram, and I notice there's fencing, right? Now, in your addition of you're adding a garage plus the -- is it going to affect the fencing that you have at any -- like, is it going to make it -- are you going to have to at some point like move the fence, or the fence does not have to be moved?

MR. ANTONOWICZ: No, the fence will be in the way. We're going to have to take it down.

MS. PAPI: You have to take the fence down. Okay. I'm looking at it, and I wasn't able to identify where it ended and where the addition was going to be. Okay.

And the only other thing I had is that you are building another garage and you're going to build above both garages, so above both garages is only going to be one bedroom, right? I was under the impression you were going to have two bedrooms, but it's one bedroom and a mud room.

MR. ANTONOWICZ: No, there will be two bedrooms above the garage.

MS. TRAFFICANTI: Above the garage.

MS. PAPI: Oh, two, because you kept saying one bedroom.

MS. TRAFFICANTI: Oh, yeah, no, no.

MS. PAPI: Clarify that.

MS. TRAFFICANTI: Yes, above the garage, yeah.

MS. PAPI: Two bedrooms, okay.

MS. TRAFFICANTI: One for each boy.

THE CHAIRWOMAN: Maybe this is a good segue then to hearing from the architect, and he can give us more information about the addition. So okay, I see that your name is now updated on the profile, so Mr. Hofmann is it?

MR. HOFMANN: Yes, sir -- yes, ma'am.

THE CHAIRWOMAN: All right. If you can state and spell your name for us for the record.

MR. HOFMANN: Thomas K. Hofmann, AIA, H-o-f-m-a-n-n.

THE CHAIRWOMAN: And if you can raise

your right hand to be sworn in. Do you swear to tell the truth, the whole truth, and nothing but the truth in reference to this application this evening.

MR. HOFMANN: I do.

THE CHAIRWOMAN: Okay. Thank you. And for the benefit of the board, if you can tell us a little bit about your background.

MR. HOFMANN: I've been a practicing architect in New Jersey since 1990. I'm licensed in New Jersey, Connecticut, and Texas. I've been before -- actually, I've been before you guys at least once in the last 10 years, but mainly, I'm either on the shore or up in the Summit New Providence area, but I've been in front of boards, and I've been qualified as an expert witness.

THE CHAIRWOMAN: Okay. Thank you.

MR. ARORA: I can make a motion to approve him as an expert.

THE CHAIRWOMAN: Thank you, Mr. Arora. Do we have a second?

MR. GUREVICH: I'll second that.

THE CHAIRWOMAN: Okay. Thank you, Mr. Gurevich. We can all -- we can have a voice vote. All in favor say aye to recognize Mr. Hofmann as an expert on architecture. Okay. Thank you. Okay. You can go ahead, Mr. Hofmann.

MR. HOFMANN: So basically, it's an existing -- it's one and a half story because there are rooms in the upper floor under the roofline. We're looking to take the existing garage and expand upon it, pushing the garage forward and pushing it to the side to give us a laundry and a mudroom. It is a smaller house. Where we run into a hardship, it's on a 45-degree angle on a corner lot. It's not even parallel to the streets. It's on a diagonal. So, of course, the house is very long end to end, and we touch -- right now the existing house touches the 35-foot setback on both sides. We are looking to extend the side yard. We looked at going into the back, but again, we would -- the driveway would become a mess trying to get over to the side. We have to put a new curb cut. It was just a lot of logistics. It made sense to expand the existing driveway and come straight in. Even though the existing driveway does cut into the sight triangle, it's been that way and everyone is used to it.

The house, because the garage is set down a couple feet from the main structure, we're looking to put a room above it and put the room above it underneath the roofline so we don't get to

be a tall, tall structure. Again, you're on the corner and you're closer to the corner than you normally would be, so we don't want to be too imposing. If you look at the front of the house, it's very heavy -- heavily weighted to the left-hand side because of the porch and the double A. We are looking to add, you know, a detail over the middle window and then have an A over the garages so that the house kind of balances. Again, it's, you know, 15,000-square-foot lot. It is slightly undersized, and again, the diagonal is what causes the most problems. We do have two bedrooms upstairs and a little bit of attic storage. Again, we're trying to do everything under the roofline so that we don't create, you know, a large-scale house.

THE CHAIRWOMAN: Okay. Thank you. And would you say this addition is -- it's somewhat within the character of that neighborhood, other homes in that area?

MR. HOFMANN: Yes, you do -- as you drive around, you'll see more of the ranches. You'll see some splits and some conversions to two stories, and farther you go, it's what people need because we don't have small families anymore.

THE CHAIRWOMAN: Okay. Thank you. And the exterior will match what's currently there, or are you --

MR. HOFMANN: Correct.

THE CHAIRWOMAN: -- planning to do redo?

MR. HOFMANN: The siding will match what's existing. The roof shingles will match what's existing. The garage doors will probably be upgraded from what they have, the carriage style garage door, something a little bit nicer, you know, facing the street. They want to have a really nice street presence to the house.

THE CHAIRWOMAN: And the house was kept very nice. I did go by. It was --

MS. TRAFFICANTI: Thank you.

THE CHAIRWOMAN: -- very nice home to look at.

Do any of the members of the board have any questions for Mr. Hofmann? Okay.

Miss McGurk, do you have any additional questions or concerns?

MS. MCGURK: No, I didn't. I do agree the house is at an angle, which does pose some difficulties.

THE CHAIRWOMAN: Okay. Thank you. All right. Mr. Weiner, is there anything else that we

need to ask to put on the record before we open up to the public?

MR. WEINER: I'm okay. Just quickly for Miss McGurk. Colleen, were there any things in particular condition-wise that you were looking for, or is everything acceptable? I didn't note anything particular in the memorandum.

MS. MCGURK: No, I didn't have any conditions to add.

MR. WEINER: Okay. Thank you.

THE CHAIRWOMAN: And I don't think there were any additional memorandums added to this application. Okay. All right. Then we'll open up the public portion for this application. If any members of the public wish to ask questions of either of the two homeowners or their architect or make comment on this application, we'll take that at this time.

Mr. Blessing, do you see any members of the public who are wishing to make comment to the board?

MR. BLESSING: We do have one member who is raising their hand. I will be promoting them to panelist so they may speak.

THE CHAIRWOMAN: Thank you.

MR. MCCRACKEN: I see my video is off. Okay.

THE CHAIRWOMAN: Are you able to turn your video on for us?

MR. MCCRACKEN: Let me see. Yes, here we go.

THE CHAIRWOMAN: Great. Okay, if we can start with you telling us and spelling your name for us and also giving us your address.

MR. MCCRACKEN: Bruce McCracken, B-r-u-c-e M-c-C-r-a-c-k-e-n. I'm the neighbor at 80 Farms Road Circle directly to the south --

THE CHAIRWOMAN: Okay.

MR. MCCRACKEN: -- right across from the Christmas lights house.

THE CHAIRWOMAN: Okay. All right. Before you go on, we just need to swear you in --

MR. MCCRACKEN: Yeah, go ahead.

THE CHAIRWOMAN: -- so if you could raise your right hand for us and swear to tell the truth, the whole truth, and nothing but the truth this evening in reference to this application.

MR. MCCRACKEN: I do.

THE CHAIRWOMAN: Thank you. Okay, you can go ahead.

MR. McCRACKEN: Yeah, my sole purpose for being here -- so I received a notice to homeowners within 200 feet, and I reviewed the plans, and I just wanted to give my support in passing of the variance. I think this is a positive thing for the neighborhood.

MS. TRAFFICANTI: Thank you.

THE CHAIRWOMAN: Okay. Thank you, Mr. McCracken. That is -- it's always helpful to hear from neighbors and from other landowners, you know, within that area of any of our applications, so thank you for joining us. We do appreciate that.

MR. McCRACKEN: Okay. That's it for me then. Thank you.

THE CHAIRWOMAN: Okay. Thank you. Good night.

Okay. Mr. Blessing, do you see anyone else wishing to speak to the board?

MR. BLESSING: There is not, Madam Chair.

THE CHAIRWOMAN: Okay. All right. Then we can go ahead and close the public portion on this application, and are there any board members or, Ms. McGurk, any additional comments or questions that you'd like to make?

MS. MCGURK: No, thank you.

THE CHAIRWOMAN: Okay.

MR. ARORA: I will go ahead and make a motion to approve.

THE CHAIRWOMAN: Okay. Just one second before we move forward, but, Mr. Weiner, there were no conditions, correct?

MR. WEINER: No, Madam Chairwoman.

THE CHAIRWOMAN: Okay, and so, Mr. Arora, your motion is to approve with no conditions, just to approve.

MR. ARORA: With no conditions, correct. I think I also looked at the house. I think it will be a great addition. The house will look much better definitely.

THE CHAIRWOMAN: Okay. Thank you. And I see Miss Papi raising her hand.

MS. PAPI: Madam Chair, I second the motion to approve application Z-21-13, and I wish everyone happiness in the new home.

MR. ANTONOWICZ: Thank you.

MS. TRAFFICANTI: Thank you.

THE CHAIRWOMAN: Mr. Blessing, can you call the roll for a vote on this application.

MR. BLESSING: Mr. Gurevich.

MR. GUREVICH: Yes, approved.

MR. BLESSING: Mr. Arora.

MR. ARORA: Yes.

MR. BLESSING: Mr. Wynter.

MR. WYNTER: Yes, approve.

MR. BLESSING: Mr. Pepe.

MR. PEPE: Yes, approve.

MR. BLESSING: Mr. Brandt.

MR. BRANDT: Yes, I approve.

MR. BLESSING: Miss Papi.

MS. PAPI: Yes, I definitely do.

MR. BLESSING: Chairwoman Rampolla.

THE CHAIRWOMAN: I'm going to vote yes, also. It looks like you made a good effort, and it sounds like your architect made a good effort to keep the addition as close in from the setback as you could, and I recognize that there are hardships with that property and still being able to put that addition on the house, so I vote yes for those reasons. So your application is passed, and we wish you the best of luck with that.

MS. TRAFFICANTI: I could cry. Thank you.

MR. HOFMANN: Thank you very much.

THE CHAIRWOMAN: So you can follow up with the planning and engineering department for, you know, any questions that you have the next step.

MR. ANTONOWICZ: Thank you.

MR. ARORA: Thank you. Good luck.

MR. PEPE: Good luck.

THE CHAIRWOMAN: Okay. So that is everything that we have on our agenda. Mr. Blessing, do we have -- do you happen to know do we have a lot of applications on our next meeting?

MR. BLESSING: We have no business scheduled on the 20th of May, which is our next scheduled meeting. We have two applications which are scheduled for June 3.

THE CHAIRWOMAN: Okay. Are we keeping that date for the 20th on the calendar in case anything -- there is something that needs to be heard that date, or do we --

MR. BLESSING: If anything, it would just be the minutes and the resolutions for the applications heard this evening but no new business scheduled for May 20.

THE CHAIRWOMAN: Okay. All right. So then our next meeting date after the 20th would be.

MR. BLESSING: June 3.

THE CHAIRWOMAN: Okay. Thank you.

Okay. Can we hear a motion to adjourn.

MR. ARORA: Yeah, motion to adjourn.

THE CHAIRWOMAN: Thank you, Mr. Arora.

MR. GUREVICH: I'll second that motion.

THE CHAIRWOMAN: Thank you, Mr.

Gurevich. All in favor say aye. All right. Have a good evening, everyone.