

TOWNSHIP OF WASHINGTON, BERGEN COUNTY
MEETING MINUTES
ZONING BOARD OF ADJUSTMENT MEETING
JULY 20, 2021 – 7:30 P.M.

CALL TO ORDER
SALUTE TO THE FLAG
OPEN PUBLIC MEETINGS ACT

In compliance with the Open Public Meetings Act of the State of New Jersey, notification of this meeting has been sent to The Bergen Record and The Ridgewood News, our official newspapers in the Township of Washington and notice has been posted on the bulletin board at Town Hall.

ROLL CALL

Present: Anthony Capasso, John Callandrillo, Les Hanna, Michael LaGratta,
Jeff Roberto, Michael Werfel, Gary Giannantonio, Esq., and Paul Azzolina
Absent: Sean Mahoney, Dennis Moore, Said Toro

MOTION TO OPEN THE PUBLIC PORTION:

A motion to open the Public Portion of the meeting was made by Mr. LaGratta and seconded, all ayes.

No one came forward. Mr. LaGratta made a motion to close the Public Portion of the meeting, seconded by Ms. Hanna, all ayes.

NEW BUSINESS

APPLICATION OF ROBERT GALLAGHER AND FRAN MONTELEONE, OF 402 CHESTNUT ST.,
BLOCK 3305, LOT 76, REQUESTING A VARIANCE TO ADD A SCREENED IN PORCH TO
CURRENT CONSTRUCTION PROJECT

Fran Monteleone and Robert Gallagher were sworn by Mr. Giannantonio. Ms. Monteleone explained that they are asking for a variance to screen in a deck that had been previously approved. Mr. Azzolina's report noted the issues of building coverage and minimum rear lot setback. Decks are considered open and are permitted to project into the rear yard setback; however, the screening of the deck also requires a roof. There is an existing family that is 17.7 ft. from the property line; however, the screened deck would be 25 ft. from the property line, where 30 ft. is the requirement. There are two variances including one for maximum building coverage; and the other for rear setback approval for a covered and semi-enclosed deck. Some type of storm water management may need to be considered because building coverage is exceeded. It may be difficult to install a seepage pit due to the proximity of the dwelling to the lake.

Raul Mederos, architect, was sworn by Mr. Giannantonio. Mr. Mederos mentioned that the dwelling is quite a distance from the neighboring properties due to lot configuration in the area. The allowable coverage in this zone is 20%, and the existing coverage of the dwelling is 19.98%, with proposed coverage noted to be 21.23% or 169 sq. ft. over what is allowed.

There is a minimal impact of the deck from the street and little visual impact on the neighbors in the rear. Mr. Mederos concluded that the enclosed deck is beneficial for the quality of life of the owners with little minimal impact to the neighborhood.

Mr. Werfel noted that there is lake association property surrounding the lake, which provides additional land so the setback appears much further back than noted on the survey. Ms. Monteleone proposed using landscaping or a rain garden as a storm water management measure. Mr. Azzolina said that would be acceptable and they should work with the proper professional to develop a design. He said that this application would fall under the C-2 variance criteria where the benefits of the proposal outweigh the detriments to the community. The application will have to be revised to include the proposed rain garden, which helps to alleviate the impact of the additional impervious coverage.

Mr. LaGratta made a motion to open the public portion of the meeting, seconded by Mr. Werfel, all ayes. Tim O'Connell, 412 Chestnut Street, said he is the only neighbor who can see this property. He noted that there is no water problem in this area and he encouraged the Board to approve the application.

Mr. Capasso recommended a stipulation that the deck remain a screened in porch and not finished to be a living area in the future.

Mr. LaGratta made a motion to approve the application subject to the following:

1. Variance request amended to be a C-2 variance request.
2. Screened in porch will remain and not allowed to be enclosed in the future.
3. Applicant will implement a rain garden to comply with storm water management.

The motion was seconded by Mr. Werfel.

Roll Call Vote

AYES: Capasso, Callandrillo, Hanna, LaGratta, Roberto, Werfel
NAYS: None


APPROVAL OF MINUTES

There were no minutes for approval this evening.

A motion was made and seconded to adjourn the meeting at 8:20 P.M., all ayes.

ADJOURNMENT – TIME NOTED: 8:20 P.M.

Approved:



Michael Werfel, Vice Chairman



Grace Kalish, Secretary