

TOWNSHIP OF WASHINGTON, BERGEN COUNTY
ZONING BOARD MINUTES
MAY 18, 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: Capasso, Callandrillo, Hanna, LaGratta, Moore, Toro, Werfel,
Board Engineer Azzolina, Board Attorney Giannantonio, Esq.
Absent: Mahoney, Roberto

MOTION TO OPEN THE PUBLIC PORTION:

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

No one came forward at this time and a motion was made by Mr. LaGratta and seconded by Mr. Capasso to close the public portion of the meeting, all ayes.

NEW BUSINESS

APPLICATION OF DEANNA SALCEDO AND ADAM DAYSON, OF 367 CALVIN ST., BLOCK 4316, LOT 4 REQUESTING VARIANCES FOR A TWO-STORY ADDITION AND ADDING A GARAGE TO THE EXISTING RESIDENCE

Zachery Gidich, 188 East Franklin Turnpike, Ho-Ho-Kus, architect for the applicant, was sworn. Mr. Gidich stated that there are four variances proposed for the above noted property including side yard setback; maximum building coverage; maximum building height; and for minimum area of a one car garage. The existing driveway is being relocated from the left-hand side of the property to the right-hand side, along with the addition of a 366 sq. ft. garage to run the length of the house. There is a proposed second floor addition as well as a small two-story addition in the rear of the house of approximately 91 sq. ft. In the front of the home, the entrance will be pulled forward about 1 ft. to accommodate a small porch. Mr. Gidich spoke regarding demolition and stated that the applicant is not removing 50% of the exterior walls. The only walls being removed are in the areas where the addition is being constructed located at the rear of the house and in the front of the house where the entrance is being added. In some areas, windows are being added where full walls had existed. The proposed construction results in the house being 1.65% over the maximum building coverage. Mr. Azzolina confirmed that the shed has been removed from the property and a variance for building coverage in the amount of 22.32% is requested. Mr. Gidich noted that the ceiling height on the first floor will remain at 8 ft. The

roof ridge height is now 32.18 ft. to the ridge from the average grade due to the fact that the land slopes off from the front to the rear of the property.

Exhibit A-1 was marked: Set of plans and elevations marked as A00, SP001, DM100, A100, A102, A300, A301 dated May 12, 2021. From the front, the house appears to be a one-story dwelling; however, it appears to be one and a half stories from the side. Mr. Azzolina said that the grade has been accurately calculated and there is a uniform gradient along each side of the structure with no radical change in elevation. An asphalt shingle roof with a good pitch for adequate water runoff is proposed.

Mr. Gidich addressed the garage, which is proposed at 366 sq. ft. where 500 sq. ft. is the minimum allowed. He said that the garage infringes on the 10 ft. side yard setback being proposed at 8.2 ft. There is no garage on the property at the present time and the applicant is hoping to alleviate a tandem parking situation. There was a discussion on the setback of the garage

Adam Dayson, applicant, was sworn and explained that he and his wife will be relocating to Whippany, N.J. The house is under contract with the understanding that the renovations will be completed. The Board discussed the front and back ridge heights indicating that some members did not consider this to be a slope hardship and that the ceiling height could be reduced. Mr. Dayson disagreed stating that he considers the property slopping 4 ft. to 5 ft. from front to back to be a hardship and this proposal would not be out of line with homes built elsewhere on the street.

Two letters were read into the record by the Board Chairman. William and Jane Schubert pointed out that the amount of sunlight coming into their house would decrease as a result of this construction. They had concerns relative to the water and they described the proposed dwelling as a "big box house". Herbert and Doris Peterman had similar objections but also noted problems with Fire Department access; the effects to a river partially located under the garage, and the removal of mature trees.

The public portion of the meeting was opened. Connor Hedee, 378 Howard St., said he is directly behind the applicant's property. He opposes the excessive height variance and questioned whether all of the property owners within 200 ft. had been correctly noticed.

Bruce Light, 264 Howard St., had similar concerns and added that his property drops off 4ft. in the rear, which means that the proposed addition would appear 4 ft. to 5 ft. higher in his backyard. At this time, he has three sump pumps and he is concerned about additional water runoff on his property. He noted that this house would have a 57% increase in the footprint. Mr. Azzolina pointed out that stormwater management improvements will be required if the application is approved and the water will be directed into a seepage pit. Regarding notification of neighbors within 200 ft. of the property, the property owner relies on the list of property owners provided by the Borough Tax Assessor.

Mr. Said stated that the house has approximately 2,600 sq. ft. of living space, which is quite sizable, on a 75 ft. by 100 ft. lot. This is the reason for infringement on the side yard setback and he indicated concern with the height as well as the oversized garage. There have been similar applications recently where the roof has been lowered. Mr. Dayson said he would work to lower the roof lines, but he objects to making the garage smaller since it would be difficult to open the car doors due to the width of the garage. Additionally, there would be no storage space in the attic. Mr. Said indicated that this is a design choice

hardship and suggested that the applicant make the house smaller and move it 2 ft. to the left to comply with the 10 ft. side yard setback. Mr. Dayson said he didn't know how this could be accomplished and this would no longer be a renovation.

Deanna Salcedo, homeowner, was sworn and questioned whether there would be any leeway relative to roof height. Mr. Werfel indicated that the Board has allowed for a building height of 27 ½ ft. to 28 ft. in some instances in the past. The applicant needs to resubmit a substantially different application and should respect the 10 ft. side yard setback. Mr. Dayson and Mr. Gidich announced that they agreed to reduce the building height to 28 ft. and to comply with the 10 ft. side yard setback. They will supply new drawings to the engineer and asked if it would be possible to approve the application tonight with a vote on the resolution at the next meeting. Mr. Azzolina said he would review the revised plans in a timely manner.

There was a lengthy discussion on extending the size of the garage length ways not to exceed the cantilever, which will provide some storage. The proposed size would be 11 ft. 11 in. wide and 29 ft. 9 in. in length. If the garage is moved to meet the setback requirements, building coverage decreases from 22.32% to 21.65%. The variances were reviewed: minimum yard setback variance is eliminated; garage size is 355 sq. ft.; and building height will be decreased to 28 ft. or less.

At this time the meeting was reopened to the public. Connor Hedee thanked the Board and the applicant for working together to resolve the height issue. No one else came forward at this time.

Mr. Azzolina reviewed his letter and the applicant confirmed that he agrees to address the issues raised. Updated plans and additional paperwork will be submitted to Mr. Azzolina before the next meeting to ensure that all issues have been addressed.

A motion to approve the application was made by Mr. Moore, seconded by Mr. Werfel.

Roll Call

AYES: Capasso, Callandrillo, Hanna, LaGratta, Moore, Toro, Werfel
NAYS: None

OLD BUSINESS

RESOLUTION NO. ZB 21-07

Approval for Brian and Claret Mone of 354 Beech St., Block 4407, Lot 55, requesting variances for two-story addition to the existing residence.

A motion to memorialize the resolution was made by Mr. Moore, seconded by Mr. LaGratta.

Roll Call

AYES: Capasso, Hanna, LaGratta, Moore, Toro, Werfel
NAYS: None
ABSTAIN: Callandrillo

APPROVAL OF MINUTES

November 12, 2020

A motion was made by Mr. LaGratta, seconded by Ms. Hanna to approve the Minutes of November 12, 2020, as presented.

Roll Call

AYES: Moore, Werfel, Callandrillo, Hanna, LaGratta
NAYS: None

February 23, 2021

A motion was made by Mr. LaGratta and seconded by Mr. Werfel to approve the Minutes of February 23, 2021, as presented.

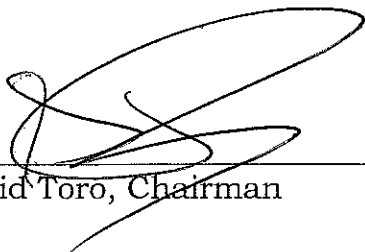
Roll Call

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

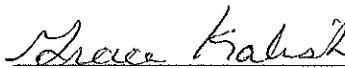
The Board discussed stormwater requirement measures and agreed that an applicant must include details on stormwater management measures. If this information is not included, the application is incomplete and will be scheduled to be heard when this information is provided.

A motion was made by Mr. LaGratta, seconded by Mr. Calandrillo to adjourn the meeting.
ADJOURNMENT – TIME NOTED: 9:21 P.M.

Approved:



Said Toro, Chairman



Grace Kalish, Board Secretary