

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT
May 20, 2014
Minutes**

Meeting Called to Order at 8:00PM

Salutation to the Flag

Open Public Meetings Act Statement –Read into the record by the Board Secretary

Roll Call:

Messrs. Asfar (absent), Mouravieff, Kenny, Rappa, Cumming, Smith, O’Connell, Chairman Miras

Also in Attendance: Ms. Donna Baboulis, Board Attorney; Ms. JoAnn Carroll, Board Secretary

Motion to Open Public Portion: Mouravieff, Smith
Roll Call Taken

Ms. Rosa D’Ambra, 423 Colonial Boulevard: briefly discussed the Board’s role in the Township.

Motion to Close Public Portion: O’Connell, Cumming
Roll Call Taken

Approval of Minutes: Cumming, Rappa
April 15, 2014

Ayes: Mouravieff, Kenny, Rappa, Cumming, Smith, O’Connell, Chairman Miras
Absent: Asfar

Resolution: Mr. Richard Parsells, 135 Douglas Drive, Block 1401, Lot 1.03: variance approval for the applicant to erect a shed in his side yard: **Read into the record by the Board Secretary.**

Motion to approve: Smith, Kenny
Ayes: Mouravieff, Kenny, Rappa, Cumming, Smith, O’Connell, Chairman Miras
Absent: Asfar

New Business: Mr. Jure Picinic and Mrs. Elena Picinic, 282 Hickory Street, Block 4416, Lot 55: applicants seek variances (side yard setback and lot coverage) to erect a 150 sq. ft. addition to their existing residence.

Chairman Miras: asked the applicant to come forward; described application.

Mr. Jonathan Mahtaban, 265 Ridgewood Blvd. North, Twp. of Washington (son-in-law of the property owner), Mr. Jure Picinic, Mr. Fred Klenk, AIA Architects sworn in by Ms. Baboulis.

Mr. Klenk: gave his background as an architect; licensed in the States of NJ, NY and PA; has had his own practice for 45 years; architect of record on over 7,000 projects.

Chairman Miras: stated the entire Board has received the Picinic application; fairly simple application.

Mr. Klenk: stated the application is for a proposed addition on an existing ranch home on Hickory Avenue; Hickory Avenue is a street in transition; the application is for a one story addition; to the immediate left of the home (the side yard setback issue) there is a 2-story colonial home that sits quite high; to the rear of the property there is also a 2-story home; to the right of the property there is a cape cod; not imposing on the neighbors; oversized lot; the house was originally constructed so that it was not parallel; slightly askew to the left property line; that is why the application has two different numbers on it; filling in the rear corner on the left side; **Exhibit A1: Site Plan/Survey prepared James Pica, revision date March 19, 2014:** referred to this plan; 7,500 sq. ft. is required; existing lot is 8,800 sq. ft; lot width required is 75 ft; existing is 88 ft.; coverage is one of the variances that is being sought; allowed to have 20% maximum presently it is 18.47%; with the proposed addition it calculates to 20.4%; exceeds front yard setback by about 50%; side yard in question that the variance is being asked for requires a 10 ft. set back and it is the front left corner of the existing residence at 9.73 ft.; then it pitches away from it; the rear existing corner is 9.87 ft.; what is proposed is to extend the existing wall; put in less than 2 inches; de minimus amount; important because it is an extension of a bedroom; will look better; proposed rear corner would be at 9.926 ft.; gaining and getting away from it but it is still less than 10 ft..

Chairman Miras: stated that by his calculations it is not even an inch; .88 of an inch.

Mr. Klenk: stated the residence is one story; does not impose itself on the neighbors in any way; the zoning is set up so that if it was a 10 ft. requirement a 2 story house could be built; submits to the Board that this is a minimum request.

Ms. Baboulis: stated, for the purpose of the application submitted, the hardship by virtue of Mr. Klenk's letter dated May 8, 2014; does the applicant now amend its application to a c2 variance.

Mr. Klenk: stated, "yes."; there was an error with the original application; a letter was submitted on May 8, 2014; **Exhibit A2: Letter to Ms. JoAnn Carroll, Board Secretary, clarifies the application; date of letter May 8, 2014;** original application should not have asked for a hardship; Mr. Klenk read a portion of the letter aloud; stated there is also a letter from Azzolina and Feury Engineering that outlines the submission; **Exhibit A3: Letter from Azzolina & Feury dated April 4, 2014 regarding application;** the letter states they feel the increase is de minimus in nature; does not require any on site detention; this property is a little lower than the adjacent property so, if the addition were to be constructed, there would be no run off that would go towards the neighbors; client filled out a soil application; referred to another plan showing the elevation; ; **Exhibit A4: Set of architectural plans entitled "an addition to the Picinic residence, Township of Washington, NJ" dated March 11, 2014, 2 pages;** discussed the elevations and referred to Exhibit A4; proposed to extend a small master bedroom; it will extend to the rear; propose an additional private bathroom which is accessible only through the master bedroom; the two inches would not be significant; offer to the Board that section 2 discusses the project being a benefit to the community; feels it is better for the community; larger homes in the area; this home is smaller; minimum impact.

Chairman Miras: stated by his calculations this is less than an inch, and 36 sq. ft. on 8,800 sq. ft.; very minimal request.

Mr. Kenny: stated he visited the site; the home is very well maintained; nice neighborhood.

Chairman Miras: stated this house was built closer than 10 ft. so there is nothing the applicant can do.

Mr. Cumming: stated he visited the site with the plans and met with Mr. Picinic; squaring off the existing dwelling which is small; well-kept property; impact will be minimal, if anything at all.

Mr. Smith: stated he is familiar with this area; no reason why the applicant should be penalized for the setback; follows the line of the existing structure.

Mr. Mouravieff: stated he visited the site; believes it is no major impact on the community; viewed the home from different angles; good idea on the applicant's part to consider this addition.

Ms. Baboulis: stated the Board has to take into consideration Mr. Ritchie's letter dated April 4, 2014; it is within the prerogative of the Board to make sure, if any application is granted, that it conforms to whatever is required; referred to #5 in the letter which is in regards to the soil.

Chairman Miras: stated this could be made a stipulation in the resolution.

Opened to Public Comment

Mr. Michael Cardillo, 276 Hickory Street: stated he lives next door to the applicant; to the left of the applicant which is the side the addition is being built on; fully approves of this application; feels it improves the home and the neighborhood.

Ms. Rosa D'Ambra, 423 Colonial Boulevard: asked if there is a hardship with this application.

Ms. Baboulis: stated there is no hardship for this application; application was amended; c2 variance requested.

Motion to approve: O'Connell, Smith

Ayes: Mouravieff, Kenny, Rappa, Cumming, Smith, O'Connell, Chairman Miras

Absent: Asfar

Chairman Miras: explained the next step in the application process; resolution.

Ms. Baboulis: explained the 45 day appeal period.

Motion to Adjourn: Kenny, Smith

All Board Members in favor of Motion to Adjourn.

Meeting Adjourned at 8:35PM

Respectfully submitted by:

JoAnn Carroll

Zoning Board Secretary

May 22, 2014