

MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT MEETING HELD JANUARY 6, 2005

CALL TO ORDER: The meeting was called to order by Chairman Miller at 7:30 p.m.

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meetings Act, Chapter 231, P.L. 1975, adequate notice as defined in Section 3D of Chapter 231 P.L. 1975 has been made to the New Jersey Herald and is also posted on the Bulletin Board at the Hardyston Township Municipal Building.

ROLL CALL:

William Walsh	Present
Santo Verrilli	Present
Gerald Laughlin	Present
David Toye	Present
Gary Bargiel	Present
Candace Leatham	Excused
Carl Miller	Present
Mary Ann Murphy (Alt.1)	Present
Roger Kabbash (Alt. 2)	Present

OTHERS PRESENT: Michael G. Vreeland, P.E., Richard Briigliodoro, Esq., Anne-Marie Wilhelm, Secretary.

APPROVAL OF MINUTES: A motion to approve the *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held December 2, 2004*, was made by David Toye and seconded by Gerald Laughlin. Roll Call: William Walsh – yes, Santo Verrilli – yes, Gerald Laughlin – yes, David Toye – yes, Gary Bargiel – yes, Carl Miller – yes. The motion carried.

APPLICATION: ZB-11-04-1, Bresett, Alice and David, “C” Variance, Block 87, Lot 14: Michael G. Vreeland, P.E., was sworn. William Walsh recused himself. Alice and David Bresett were sworn and requested a “C” Variance to allow the construction of an entrance-way deck that would encroach 4' into the front yard setback requirement. With reference to the reasons for the request, Mr. Bresett stated that the old front entrance presented a safety hazard. He explained that he replaced the septic system and installed a retaining wall, which necessitated the removal of the front entrance-way steps. He stated the former steps were concrete and presented an ice problem every winter. He stated there was very little room at the top landing and one would have to back off the landing onto the top step to get into the home. He proposed to replace the steps and small landing with a deck across the front of the home. He stated the corner of the proposed deck would include a 45° angle to soften the look and that the deck, along with lattice and shrubs, would hide the foundation of the home. He presented a proposed walkway from the deck to the driveway area that would be constructed with paving stones. It was noted that the septic tank is located on the right side of the house and the deck would be 10' from the septic field. Alice Bresett stated that the construction of the deck would not change the look of the neighborhood as other residences have front deck entrance-ways. Michael G. Vreeland, P.E., stated that the lot across the street is vacant and other homes on the street are similar to the Bresett home in appearance. Board members reviewed the attached November 22, 2004, report prepared by Michael G. Vreeland, P.E. Board members also reviewed Applicants' photographic Exhibits A-1, A-2, A-3, and A-4, which show the front of the house, location of the former steps, and the new retaining wall.

Chariman Miller opened the meeting to the public. There were no participants. The meeting was closed to the public.

Chairman Miller noted that he believed the proposal would remove a safety problem, make the home look better, and the proposal is in keeping with the surrounding neighborhood and the result would be an asset to the community. There was no other discussion.

A motion to grant the variance and approve the application subject to the Applicant installing landscaping as discussed and installing pavers for the proposed walk-way was made by Santo Verrilli and seconded by Gary Bargiel. Roll Call: Santo Verrilli – yes, Gerald Laughlin – yes, David Toye – yes, Gary Bargiel – yes, Mary Ann Murphy – yes, Roger Kabbash – yes, Carl Miller – yes. The motion carried.

ZB-1-05-1, Luchynska, L. & V. Loutchynski, “C” Variance, Block 31, Lot 5: Board members reviewed a request to carry without further notice forwarded by Glenn T. Gavan, Esq., on behalf of the Applicants. A motion to carry the matter to the February 3, 2005, meeting without further notice was made by Gary Bargiel and seconded by David Toye. Roll Call: William Walsh – yes, Santo Verrilli – yes, Gerald Laughlin – yes, David Toye – yes, Gary Bargiel – yes, Mary Ann Murphy – yes, Carl Miller – yes. The motion carried.

PUBLIC PARTICIPATION: Chairman Miller opened the meeting to the public. There were no members of the public present. The meeting was closed to the public.

CORRESPONDENCE: There was no correspondence to review.

BILLS: A motion to approve a recommendation to the Council to pay the bills cited below was made by Gerald Laughlin and seconded by Gary Bargiel. Roll Call: William Walsh – yes, Santo Verrilli – yes, Gerald Laughlin – yes, David Toye – yes, Gary Bargiel – yes, Mary Ann Murphy – yes, Carl Miller – yes. The motion carried.

Weiner Lesniak, LLP

Invoice #740565AA	Zoning OE	\$	280.00
Invoice #740566AA	ZB—9-04-1, Barrett, Patrick		669.80

DISCUSSION: Michael G. Vreeland, P.E., presented ordinance change recommendations to include the revision of the definitions section pertaining to final site plan and the replacement of the professional office designation with a general business use definition. He stated the recommendations would be presented to the Board in the forthcoming year-end report to be prepared by Richard Briadoro, Esq.

ADJOURNMENT: Having no further business, a motion to adjourn was made William Walsh and seconded by Mary Ann Murphy. All were in favor. The meeting was adjourned at 8:10 p.m.

Minutes respectfully submitted by:

Anne-Marie Wilhelm