

**MINUTES OF THE HARDYSTON TOWNSHIP ZONING BOARD OF ADJUSTMENT
MEETING HELD AUGUST 7, 2014**

CALL TO ORDER: Acting Chairman Leatham called the meeting to order at 7:30 p.m., led the flag salute, and read the following Statement of Compliance:

STATEMENT OF COMPLIANCE: Pursuant to the Open Public Meeting Act, Chapter 231, P.L. 1975, adequate notice as defined in Section 3D of Chapter 231 P.L. 1975 was made to the New Jersey Herald, and a copy is posted on the bulletin board at the Hardyston Township Municipal Building.

ROLL CALL:

William Walsh – Absent
Gerald Laughlin – Absent
Candace Leatham – Present
James Homa – Absent
Ellis Marples – Present
Jane L. Caiazzo – Present
John Bazelewich (Alt. 1) – Present
Mary Ann Murphy – Absent

OTHERS PRESENT: Michael G. Vreeland, P.E., P.P.; Robert P. Guerin, P.E., P.P.

APPROVAL OF MINUTES: *Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held June 5, 2014:* The matter was carried to the September 4, 2014 meeting.

Minutes of the Hardyston Township Zoning Board of Adjustment Meeting Held July 17, 2014: A motion to approve was made by Ellis Marples and seconded by Jane Caiazzo. There was no discussion. Roll Call: Candace Leatham – yes; Ellis Marples – yes; Jane Caiazzo – yes; John Bazelewich – yes. The motion carried.

APPROVAL OF RESOLUTIONS: ZB-6-14-1, Kim, Jean. “C” Variances, Block 17 Lot 10.06 – Board members reviewed the resolution. There was no discussion. A motion to adopt the resolution was made by Ellis Marples and seconded by Jane Caiazzo. Roll Call: Ellis Marples – yes; Jane Caiazzo – yes; Candace Leatham – yes. The motion carried.

APPLICATIONS: ZB- 6 -14-2, DeLeon, Maria Fe Teresa. “C” Variances, Block 86 Lot 4 [42 Lake Shore Road East – Lake Tamarack, R-3 Zone]: Board consultant Richard Brigliadoro, Esq., reviewed the Applicant’s public notice, determined it was satisfactory, and confirmed the Board had jurisdiction to hear the matter. Board consultant Michael G. Vreeland, P.E., P.P., reviewed the technical components of the application and confirmed that the matter was technically complete.

Michelle M. Corbett-Rivielle, Esq., appeared on behalf of the Applicant. She provided an overview of the matter and identified the variance requests as follows: 1. Minimum lot area where the minimum lot area is 15,000 square feet and the proposed lot area is 13,960 square feet; 2. Minimum lot width, where the minimum lot width is 100' and the existing and proposed lot width is 75'; 3. Aggregate side yard setback where the minimum aggregate side yard setback is 30' and the proposed aggregate side yard setback is 24'; and 4. The maximum impervious coverage is 20% and the proposed coverage would be 34%.

Jason A. Dunn, P.P., L.L.A., was sworn, qualified, and accepted as an expert witness for the Applicant. Mr. Dunn provided an overview of the application stating the Applicant proposes to expand and renovate an existing residence via the addition of 500 sq.ft to the front of the home expanding the kitchen area, the enclosure of the lower level under the rear deck to add a new basement area, and by extending the rear wall-line of the house for an expansion of 5' over the entire width of the house. He described the existing conditions of the subject property and surrounding neighborhood utilizing photographs included in the application packets. He reviewed the relief requested for minimum lot area, lot width, side yard setback and total side yard setback as well as maximum impervious coverage. He noted the property had a preexisting impervious coverage variance condition that would be intensified by 3.7%. He stated that the increase in impervious coverage would not have a significant impact on drainage.

Board members discussed drainage concerns, and the Applicant agreed to direct roof run-off toward the lake utilizing gutters and leaders. The applicant also agreed to provide storm water calculations confirming that there would not be negative impacts to surrounding property. Board members also discussed offsetting the impervious coverage variance by removing a portion of the existing driveway. Mr. Vreeland noted that parking is limited on Lake Shore Road East and agreed that it would make better planning sense to leave the parking as is. The Applicant agreed to address the offset utilizing pavers subject to the review and approval of the Board engineer.

The applicant reviewed the interior renovations in response to Board inquiries. Mr. Dunn identified the location of the septic system and noted the Sussex County Health Department had jurisdiction. It was agreed that the septic system would be subject to the approval of the health department.

Board member Caizzo expressed concern that small changes to the property would have an impact as the property is in a lake community where everything is tight. Mr. Dunn presented the proposed improvements would be aesthetically pleasing and present nothing out of the ordinary. He stated the application fulfills a goal of the Hardyston Township Master Plan, which encourages the investment in and maintenance of the existing housing structures. Mr. Dunn stated the proposal also promotes the general welfare of the neighborhood. He noted that the color of the house would be a neutral earth tone and the construction materials would achieve uniformity.

Acting Chairman Leatham opened the meeting to the public. No members of the public addressed the Board. The meeting was closed to the public.

A motion to approve the application subject to the conditions noted below was made by Jane Caizzo and seconded by Ellis Marples. There was no further discussion. Roll Call: John Bazelewich – yes; Jane Caiazzo – yes; Ellis Marples – yes; Candace Leatham – yes. The motion carried. In addition to the standard conditions of approval, the Board conditioned the approval upon the applicant submitting storm water calculations to the Board engineer for review and approval; Sussex County Health Department approval of the septic system in view of the proposed improvements; and offsetting the increase in impervious coverage via the utilization of grass-type pavers or pavers approved by the Board engineer.

The Board waived the reading of the resolution at the Applicant's request and confirmed that the conditions of approval would need to be met prior to the issuance of a zoning permit.

PUBLIC PARTICIPATION: Acting Chairman Leatham opened the meeting to the public for general questions and comments. No members of the public addressed the Board. The meeting was closed to the public.

DISCUSSION: Acting Chairman Leatham confirmed the 9/4/14 meeting date.

BILLS: There were no bills scheduled for review.

CORRESPONDENCE: There was no correspondence scheduled for review.

ADJOURNMENT: Having no further business, a motion to adjourn was made by Ellis Marples and seconded by Candace Leatham. All were in favor. The meeting adjourned at 8:25 p.m.

Minutes respectfully submitted by:

/s/Anne-Marie Wilhelm
Anne-Marie Wilhelm
Land Use Administrator