

TOWNSHIP OF PEQUANNOOCK

BOARD OF AJUSTMENT

MAY 7, 2020

REGULAR MEETING

MEETING CONVENE:

7:11 PM

MEMBERS PRESENT:

Aikey, Driesse, Hart, Melleno, Quigley
Shuttlesworth, and Dolengo. Also
present Clifford Gibbons, Esquire, Board
Attorney and Jill Hartman, Board Planner.

MEMBERS EXCUSED:

Imfeld

MEMBERS ABSENT:

Hebert

NOTICE:

Chairman Dolengo stated that the Sunshine
Law had been complied with by posting the
notice of date, time and proposed meeting on
the bulletin board of the Municipal Building
on May 1, 2020 and sending it to six area
newspapers, including the legal paper on
May 1, 2020.

MINUTES:

March 5, 2020 – Regular Meeting
Motion by Melleno, second by
Shuttlesworth to approve the minutes as
submitted. All in favor. Motion Carried.

This was a teleconferencing meeting conducted by Zoom.Us.

PUBLIC HEARING:

Martino, 11 Sanders Place, Block 2102, Lot 5
Carried from March 5, 2020 meeting
Impervious Coverage

Alessio Martino, previously sworn.
Steven Baldiserrotto, Engineer, for the applicant, previously sworn.

Mr. Martino stated that he took the recommendations of the Board from the last meeting and removed some asphalt from the front of the yard and the rear of the yard. Mr. Martino stated he removed 152 square feet from the front driveway and 216 from the rear.

Mr. Baldiserrotto stated that the original coverage on the property was 37.2% where 35% was permitted and the applicant proposed at the last meeting to go up to 43.9%, of which the homeowner has reduced to 38.9%. Mr. Baldiserrotto stated that he felt the homeowner has a hardship on his property given the fact the property is located on a cul-de-sac and part of their property was taken to construct that cul-de-sac.

Motion to open the meeting to the public. All in favor. Motion Carried.

No one came forward from the public.

Motion to close the meeting to the public. All in favor. Motion Carried.

The Board deliberated.

MOTION by Driesse, second by Aikey to grant the variance request of 38.9% where 35% is permitted. Yes votes from Aikey, Driesse, Hart, Melleno, Shuttlesworth and Dolengo. Quigley abstained. Motion Carried.

Polozani, 500 Newark Pompton Turnpike, Block 2022, Lot 6.02
Secondary Front Yard

Nashir Polozani, applicant, sworn.
Max Polozani, applicant, sworn.
William J. Darmstatter, Engineer/Surveyor, for the applicant.

Mr. Darmstatter stated that Mr. Polozani purchased a vacant lot situated on a corner with two front yards the established front yard facing Newark Pompton Turnpike and the secondary front yard facing Schelling Terrace. Mr. Darmstatter stated they are requesting a front yard variance

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for Newark Pompton Turnpike of 40.7 feet. Ms. Hartmann stated that variance was not necessary because the Township code allows a front yard to be less than the required front yard setback in that area of 50 feet because the neighbor to the left of Mr. Polozani also went to the Board and requested a variance of 40.7 feet making that the average for Mr. Polozani's property.

Mr. Darmstatter stated that the setback on the Schelling side was also consistent with the neighborhood. Ms. Hartmann stated there is no information confirming that. Mr. Darmstatter stated that there were no other variances requested.

Motion to open the meeting to the public. All in favor. Motion Carried.

No one came forward from the public.

Motion to close the meeting to the public. All in favor. Motion Carried.

The Board deliberated.

MOTION by Aikey, second by Melleno to grant the variance for secondary front yard setback of 35 feet where 50 feet is required. Yes votes from Aikey, Driesse, Hart, Melleno, Quigley, Shuttlesworth and Dolengo. Motion Carried.

Elmini, 6 Mandeville Avenue, Block 4012, Lot 8
Front and Side Yard setback, Building Coverage

Justin Elmini, applicant, sworn.

Richard Trautwein, Architect for the applicant, sworn.

Mr. Elmini stated that he has lived in the home for 15 years and that the home is a small cape and that he would like to enlarge the home by adding a level to the ranch style home and also to put a rear addition and porch on the home.

Mr. Trautwein stated that the applicant reduced the impervious coverage to conform with the Township code. Mr. Trautwein stated the front yard setback as it exists is 39 feet and they would like to request a variance for 24.7 feet to add the front porch. The home is situated on a corner property. Mr. Trautwein stated that the existing rear setback is 24 feet 2 inches and because of the cantilevering of the second story there will be a need for a rear yard setback of 22 feet five inches. The existing building coverage is 14.6%, the permitted coverage is 16% and the applicant is requesting 17.2%.

Mr. Elmini stated that they will be reconfiguring the lower level and bring the three bedrooms up to the second floor. There will also be a loft area on the second floor. Mr. Trautwein stated that because of the irregular shape of the property it caused the need for the rear yard setback variance. The deck in the rear of the home will be removed for the kitchen addition.

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Motion to open the meeting to the public. All in favor. Motion Carried.

No one came forward from the public.

Motion to close the meeting to the public. All in favor. Motion Carried.

The Board deliberated.

MOTION by Melleno, second by Shuttlesworth to grant the rear yard setback of 22 feet 5 inches; front yard setback of 24 feet 7 inches and a building coverage of 17.2%. Yes votes from Aikey, Driesse, Hart, Melleno, Quigley, Shuttlesworth and Dolengo. Motion Carried.

There being no further business motion by Quigley, second on Hart to adjourn the meeting at 8:06 PM. All in favor. Motion Carried.

Respectfully submitted,



Linda Zacharenko
Recording Secretary