

FAIR HAVEN ZONING BOARD OF ADJUSTMENT

Regular Meeting Minutes August 1, 2019

The meeting was called to order at 7:20 by Mr. Schiavetti, Acting Chair, with a reading of the Open Public Meetings Act Statement (attached), followed by the pledge to the flag.

1. ROLL CALL

Present: Mrs. Quigley, Mr. Ridgeway, Mr. Ryan, Mr. Schiavetti, Mrs. Neff, Mr. Ludman

Absent: Mr. Neczesny, Mr. Lehder

Also Present: Mr. Irene, Board Attorney, Ms. Gable, Board Planner

2. OLD BUSINESS

Weimer – 152 Oxford, Block 9, Lot 21, R 7.5 zone – Application for New Construction – variances needed for front yard (Cambridge) and accessory building height

Mr. Weimer, Mr. Stockton and Ms. Gable were sworn. Mr. Ridgeway and Mrs. Neff certified that they listened to the previous hearing.

Ex. A-3 – plot plan prepared by Mr. Stockton, dated 1/28/19, revised 7/12/19

Ex. A-4 – plan prepared by Allan H. Borst dated 7/2/19 – 3 sheets marked A1, A2, A3

Ex. A-5 – alternate plan prepared by Allan H. Borst dated 7/2/19 – sheets A1a, A2a, A3a

Ex. A-6 – color rendering of front elevations, Oxford and Cambridge – 3 sheets, prepared by the architect. Mr. Weimer stated that the colors may vary but the materials would be as depicted. He should a sample of the material and stated the siding would be double 5 so there would be fewer lines.

Mr. Stockton stated the lot is textbook hardship with pre-existing non-conformity. The setback will be expanded vertically only. The house it being moved back to conform on Oxford. The plan shows 4 risers; the first step will comply with 6" or less. A variance is require for the existing front yard setback on Cambridge – 21.4' – same as existing. The FAR will now conform and the HFA conforms.

The alternate plans show one with a detached garage and the second with a breezeway between the house and garage. Ms. Gable stated that no new variances were triggered with or without the breezeway. In the plan with the breezeway the HFA was calculated using 50% of the garage. If the garage is considered attached, the setback deficiency is increased. If not, it is an accessory structure. The garage is in the plane of the house. Both stories have the same measurement. No variance has been requested for a 1/2 story above the garage.

Ex. A-7 – Revised floor plans prepared by Professional Building Systems dated 7/25/19.

Mr. Weimer stated that the garage was 16' to get away from a boxy look. It matches the pitch of the roof of the house. Mr. Weimer prefer to eliminate the breezeway. The front of the garage is in the plane of the house, not the porch. A variance would be needed for the garage.

In discussing the proofs, Mr. Stockton mentioned the desirable visual element. Mr. Weimer said the Board went beyond the MLUL to consider aesthetics. The height of the garage would be an aesthetic benefit in the character of the neighborhood.

Mr. Ryan noted that the architectural features are important and asked if the material for the garage door would match that of the house and was told it would be similar to what is in the neighborhood. There was discussion regarding landscaping and Mr. Weimer stated that there would be a minimum of 3 trees, and bushes.

Ms. Gable stated that as a condition of approval all the string dimensions should be added. Mr. Weimer stated they can comply with the HGA review letter.

There were no questions or comments from the public.

Mr. Ridgeway said the plan reflects that the applicant to the Board's comments to heart.

Mrs. Neff agreed. She stated the rendering looks a lot better and has no issue with the height of the garage – the roof fits.

Mr. Ryan recognized the efforts of the applicant and noted the reduced mass of the garage.

Mr. Ludman agreed with the prior comments. He likes the reasoning behind the extra foot of the garage.

Mrs. Quigley agrees and stated she appreciated their efforts.

Mr. Schiavetti noted the significant reduction of bulk on Cambridge. He is impressed by the change of the Cambridge elevation, noting it looks more like a front than a side. He liked the contrast between the board and batten and the aged copper look.

Mrs. Neff stated she agreed about the garage door, it is an important detail.

MOTION Ryan, second Ridgeway, to approve the application stipulating conforming to the HGA, for the plan with the detached garage, no breezeway.

In Favor: Quigley, Ridgeway, Ryan, Schiavetti, Ludman, Neff

Opposed: None

3. ADMINISTRATIVE ITEMS

MOTION Quigley, second Ryan, to approve the minutes of the July meeting.

In Favor: Quigley, Ryan, Schiavetti

Opposed: None

Annual report – Mrs. Quigley stated she had sent a pared done version to the Board chair and will send it to the rest of the Board.

Mr. Irene announced that a complaint has been filed in regard to the Reger appeal. This can be discussed in executive session once there is more information

MOTION to adjourn made by Mr. Ridgeway and passed unanimously by voice vote.

Meeting adjourned at 8:35 PM.

Respectfully submitted,

Judy Fuller,
Board Secretary

Public Announcement of Compliance

This is a regular meeting of the Fair Haven Zoning Board of Adjustment. Adequate notice of this meeting has been given pursuant to the provisions of the Open Public Meetings Act. At the time of the Board reorganization in January of this year, the Board adopted its regular meeting schedule for the year. Notice of the schedule of the Board's regular meetings was sent to and published in the Asbury Park Press, and was also sent to the Two River Times and the Star Ledger. Tonight's meeting was listed in the Notice of the schedule of regular meetings. That Notice was also posted on the bulletin board in Borough Hall, and has remained continuously posted there as required by the Statute. In addition, a copy of the Notice is and has been available to the public and is on file in the Office of the Borough Clerk. A copy of the Notice has also been sent to such members of the public as have requested such information in accordance with the statute. Adequate notice having been given, the Board Secretary is directed to include this statement in the minutes of this meeting.