

FAIR HAVEN ZONING BOARD OF ADJUSTMENT

Regular Meeting Minutes August 3, 2017

The meeting was called to order at 7:15 by the Chair with a reading of the Open Public Meetings Act Statement (attached), followed by the pledge to the flag.

1. ROLL CALL

Present: Mr. McGurl, Mr. Ridgeway, Mr. Schiavetti, Mrs. Koch, Mr. Ryan, Mrs. Quigley, Mr. Lehder

Absent: Mr. Mulé, Mr. Neczesny

Also Present: Mr. Irene, Board Attorney,

2. ADMINISTRATIVE ITEMS

MOTION made by Mr. Schiavetti, second by Mr. McGurl to accept the minutes of the July 6 meeting as amended.

In Favor: McGurl, Ridgeway, Schiavetti, Quigley, Lehder

Opposed: None

MOTION made by Mrs. Quigley, second by Mr. McGurl to approve the McGillicuddy resolution

In Favor: McGurl, Ridgeway, Schiavetti, Quigley, Lehder

Opposed: None

MOTION made by Mrs. Quigley, second by Mr. Lehder, to approve the Sullivan resolution

In Favor: Ridgeway, Quigley, Lehder

Opposed: None

Mr. Lehder referred to the email from Mrs. Casagrande in reaction to comments in the Board's Annual Report. He stated that he did not know what Council intended to do. Mrs. Quigley asked for clarification regarding matters not coming through the Zoning Board and changes made to plans. Mr. McGurl stated that the construction officer is from Rumson. The ordinances are different and things are missed. Mr. Lehder questioned how concerns are communicated to the construction officials. The thought was expressed that the Zoning Official should be at the ZB meetings. The Zoning Official should interpret the ordinances narrowly and if there is any question, to deny the application. The problem is that there is no way to fix ordinances.

Mr. Irene stated that the primary function of the annual report is to give Council a picture of what is being done. The second function is to point out specific problems, such as language clarification. A third function relates to process, such as the completeness review and the checklist.

Mr. Lehder expressed concern about the direction the town is going. If the HFAR is eliminated it will lead to bigger houses. Much of the square footage is already not being counted. Mrs.

Quigley noted that the email under discussion stated that market forces seem to be the guiding light for changes in the town. Mr. Irene asked if the ordinances achieved goals they were meant to achieve. Mr. Lehder stated there is a need to keep the FAR or else the Board loses the D variance. Mr. Ryan noted the comment in the email about need for more input from engineers and stated this would be more expenses for the applicant.

Mrs. Quigley volunteered to collect specific examples for the 2018 Annual Report.

There was a brief discussion regarding the procedures for resolution compliance.

The question was asked: Are houses too big, too small, or ok as is? Where do we want to go? Answers are needed before being caught up with numbers.

Motion to adjourn by Mrs. Koch, second by Mr. McGurl and approved unanimously by voice vote.

Meeting adjourned at 8:37 PM.

Respectfully submitted,

Judy Fuller