

RUMSON ZONING BOARD
APRIL 19, 2016
MINUTES

The regularly scheduled meeting was called to order at 7:32 pm with a salute to the flag, followed by a roll call of: Mr. Brodsky, Mr. Thompson, Mr. Lizotte, Mr. Blum, Mr. Trocivia, Dr. Wood, Mr. Duddy.
Absent: Mr. Cottrell, Mrs. Seaman

Also present: Mr. Andre', Mr. Reilly, Esq., and State Shorthand Reporting Service.

The notice requirements of the Open Public Meetings Act were stated as met.

Mr. Fred Andre', Zoning Officer was sworn.

Mr. Reilly advised the Board that the Guardino application, which was carried from the March meeting, would require five affirmative votes for the variances being requested. The Applicant is requesting they be carried to the next meeting in order to obtain a transcript of the previous hearing, which will be submitted for the absent Board Members' review. There being no objection to the request, the application is carried to the May 17, 2016 Zoning Board Meeting with no further notice being required.

Chairman Brodsky announces the first matter before the Board is the continued application of Michael and Tara Heal, 45 Washington Avenue. Michael Heal and architect Jeremiah Regan, previously sworn addressed the Board. Mr. Heal stated that the plans have been revised to address the concerns of the Board. These revised plans reflect a reduction in the rear deck to increase the setback from the existing one foot to three feet. Also by eliminating the proposed dormer and the conversion of the attic to living space the proposed floor area is reduced to 3,718 square feet where 3,692 square feet is existing.

There being no further public or Board comments, Mr. Reilly advised the Board that he prepared a Resolution in advance and if it's the Board's pleasure to look favorably on the Applicant's revised plans, they may consider moving the application and the Resolution with standard conditions. Chairman Brodsky noted that the Resolution should be amended to indicate the secondary front is westerly and not northerly, also that the first floor height of 12.28 feet should be noted on the Resolution.

Mr. Duddy motions to approve the Resolution with the minor adjustments that were stated and the standard conditions, seconded by Mr. Thompson.

Roll Call vote:

Ayes: Brodsky, Thompson, Torcivia, Duddy

Nays: None

Recused: Mr. Lizotte, Mr. Blum and Dr. Wood

Chairman Brodsky calls for the application of Katherine Vossen, 53 Washington Street. The Applicant Katherine Vossen is sworn and addressed the Board. Ms. Vossen's proposal is to construct a new one-story rear bump-out addition to the home. The porch and decking located in that area will be removed to accommodate the addition, the balance of the deck will remain as is. There are several existing non-conformities associated with this property, which will not be exacerbated by the addition. The Board Members consider this proposal to be reasonable.

There being no further Board or public comment, Mr. Torcivia makes a motion to approve the application, second by Dr. Wood.

Roll Call vote:

Ayes: Brodsky, Thompson, Lizotte, Torcivia, Wood, Duddy

Nays: None

Recused: Mr. Blum

Chairman Brodsky announces the application of Elizabeth Quirk, 8 Highland Avenue. The Applicant Elizabeth Quirk and Carolyn Stover, the architect on the project, were sworn. Ms. Quirk advised the Board her proposal is simply to improve the aesthetic look of the home. There's an existing overhang along the front of the house and the porch will also run the length of the house. Ms. Quirk plans to upgrade the siding with shingles on the front and clapboard on sides and back. Ms. Stover stated the dimensions of the proposed porch are 28 feet by 6 feet. Chairman Brodsky feels the porch improves the aesthetics of the front facade, however the house is already the closest one to the street. Ms. Stover explained the porch was designed this way because of the existing overhang and the bay window and the applicant felt this was the best way to soften the appearance of the facade. The Applicant would be willing to reduce the depth to five feet and still have a functional space. The porch will be 20 inches from the ground and requires no railing. Mr. Blum echoed the Chairman's concern with the close proximity to the street and sees no justification for granting a variance. Mr. Reilly advised that it was the Board's decision whether the improved aesthetics outweigh the detriments of granting the front porch setback of 10.8 feet where 25 feet is required and existing is 12.6 feet.

There being for further discussion Chairman Brodsky opens the hearing to the public. Martha Sheldon was sworn and addressed the Board. Ms. Sheldon stated she's worked in Rumson for 20 years with Alan Spina and is very familiar with the street this property is located on. She feels the proposal improves the streetscape and the aesthetics of the home.

With no further public comment, Chairman Brodsky closes the public portion and asks for any comments from the Board. Mr. Torcivia stated that he feels the aesthetic improvement outweighs any detriment and the reduction in the depth is appreciated. Dr. Wood agreed along with Mr. Duddy that the reduction makes the application more acceptable.

There being no further discussion Mr. Thompson makes a motion to approve the application with the dimension of the porch being 28 feet by five feet in depth, seconded Mr. Torcivia. The Applicant agrees to submit revised plans 10 days prior to the next meeting.

Roll Call vote:

Ayes: Brodsky, Thompson, Lizotte, Torcivia, Wood, Duddy

Nays: Blum

Chairman Brodsky announces the application of Alan Spina, 5 Maple Avenue. Mr. John T. Bazzurro, Esquire representing the applicant addressed the Board. Mr. Bazzurro presented the owner/applicant Alan Spina, who was sworn. Mr. Bazzurro stated the proposal is to raze the existing structure and construct a new single-family residence with a detached garage. One variance is being requested for the Interior Lot Shape where 34 feet is required and 33 feet exists. All other setback requirements will be met. Mr. Spina stated the third floor attic space is basically for storage not living space and will not be heated.

Chairman Brodsky open the hearing to the public. Raymond Eckhoff is sworn. Mr. Eckhoff is representing his Uncle Herbert Bush residing at 115 Blackpoint Road, who is unable to attend due to health reasons. Mr. Eckhoff stated that Mr. Bush's property is located in the rear of the subject property. Mr. Eckhoff expressed his uncle's concern with excessive runoff from this property impacting the rear of his uncle's property. Mr. Duddy stated that the applicant is providing a significant drywell to mitigate any runoff and the plans will be reviewed by the Township Engineer.

Gary Casazza, the project builder, is sworn. Mr. Casazza stated there were soil sampling and a chemical analysis on the soil to provide the project engineer all the information necessary to design a sufficient drainage system. The designed system

will improve the existing conditions of the property. The Applicant is proposing a stone driveway and is agreeable to that being a condition of approval.

There being no further Board or public comment, Mr. Duddy makes a motion to approve the application with the conditions of a stone driveway and third floor being used for storage and is not heated, seconded by Mr. Thompson.

Roll Call vote:

Ayes: Brodsky, Thompson, Lizotte, Blum, Torcivia, Wood, Duddy

Nays: None

Chairman Brodsky asked for a motion to approve the Resolution of Clementine Properties, L.L.C., 22 North Street without special conditions. Motion made by Mr. Thompson, seconded by Mr. Torcivia.

By voice vote the Resolution is approved.

Chairman Brodsky asks for approval of the Minutes from the March 15, 2016 meeting with a few minor adjustments. Mr. Thompson motions to approve the Minutes as amended, seconded by Dr. Wood.

By voice vote the March 15, 2016 Minutes are approved.

After eight years of serving as a Zoning Board of Adjustment Member, Mr. Thompson resigns his position due to personal reasons. Chairman Brodsky and Board Members thanked Mr. Thompson for his service and dedication to the Borough of Rumson and the Zoning Board.

There being no further business before the Board, the meeting is adjourned at 8:25 p.m.

Next scheduled meeting will be May 17, 2016.

Respectfully submitted,
Michele MacPherson