

February 3, 2016

A regular meeting of the Board of Adjustment was held in the Municipal Complex at 7:00 p.m.

Present	Also Present
Dennis Raftery	John Miller, Esq.
Eileen Della Volle	Brian Boccanfuso
Frank Mizer	Sean Kinnevy
Dawn Marie White	Denise Sweet
Stephen Leitner	
Louis Sorrento	
Jeffrey Schneider	

Absent

Harvey Langer  
Carl Anderson

Mr. Raftery led the salute to the flag; and the roll was called.

The Board Professionals were sworn in.

**BA-2943-Anita West**

Mr. Raftery announced that this applicant did not send out the public notice and this application will be carried to a future date.

**BA-2961- Andrew and Phyllis Perrin**

John Jackson was present to represent the applicant.  
Christopher Rice was sworn in. (architect)  
Charles Lindstrom was sworn in. (engineer)

The applicant is seeking to construct a 4 level, 2.5 story, 6 bedroom single family residential dwelling. The ground level is proposed to contain a 1 car garage, several storage areas and an entry foyer with access to an elevator, while the 3 levels above are proposed to be used as living space. The proposed lot has 40 ft. frontage and is an undersized lot. Other homes in the area are also close to the property line due to the angled lots. The proposed home will be 28 ft. wide. This application qualifies for Permit by Rule. Two cars can be parked underneath the home. The applicant will have a total of 6 parking spaces and will meet the RSIS rule. The floor level of the proposed home is at level 19 which is 1 ft. above the Ordinance. Other homes in the area are also this height and higher. The proposed home will meet all the flood codes and will be an upgrade. The home will also provide air, light and open space. There is no negative impact to the area or to the zoning plan. There is no easement on file for the lot in question.

The following variances are requested by the applicant:

Item	Permitted	Preexisting/ Former	Proposed
Minimum Lot Area	5,000 s.f.	4,813 s.f.	4,813 s.f.
Minimum Lot Width	50 ft.	40 ft.	40 ft.
Minimum Side Setback (one)	5 ft.	0.5 ft.	1.2 ft.
Minimum Side Setback (combined)	13 ft.	5.0 ft.	10.5 ft.
Minimum Rear Setback	15 ft.	38.3 ft.	0.0 ft.
Maximum Building Eave Height	26 ft. OR Elev. 32 (NAVD 1988)	N/A	29.3 ft. AND Elev. 38.0
Maximum Building Mean Height	35 ft. OR Elev. 41 (NAVD 1988)	N/A	36.55 ft. AND Elev. 45.25
Maximum Building Peak Height	38.5 ft. OR Elev. 41 (NAVD 1988)	N/A	34.8 ft. AND Elev. 52.5

The home will provide proper access to all utilities. There will be a platform in order to read the electric meter and the platform will conform to the Ordinance. Police and EMS will have a clear access to the rear of the property. There will be no obstructed access.

Certified letters were sent to the adjoining property owners to buy or sell a portion of the proposed lot or their property.

The applicant agreed to consolidate the lots.

Augustine Digennaro III is the neighbor to the north side. He is concerned about the side of the home with the platforms. The platforms will be 1.2 ft. off the property line along with the electric meter and the air conditioning condenser unit platform. He is also concerned about the height of the proposed home.

Christopher Rice the architect stated the home will be constructed with storm resistant materials and will be maintenance free. In order for the home to look lower than it is the roof line begins on the 2<sup>nd</sup> floor. The ceilings in the home are 9 ft. The ceiling on the 3<sup>rd</sup> floor is 8 ft.

## EVIDENCE

A-1- Colored photo of the prior home

A-2- Colored rendering of the south side of the home

A-3- Colored rendering of the west side of the home

Phyllis Perrin was sworn in. She purchased the property approximately 20 years ago. The original home had 4 bedrooms. The home was demolished and she is building a larger home so her family can come and visit and eventually her family can own the home.

Augustine Digennaro was sworn in. He thanked the Board and the township for all the work that has been done since Super Storm Sandy. He hopes to see this project move ahead. The home is beautiful but he is still concerned about the height.

John Jackson gave a short summary of this application.

Public portion closed

## Factual Findings

Ms. White- This is a now vacant lot that had a home on it that was destroyed by Super Storm Sandy. The applicant is proposing to construct a 6 bedroom dwelling with a garage and elevator. The variances requested are listed above or in the CME report dated November 23, 2015. The home will have unobstructed access to the rear of the home and all utilities. The applicant agreed to consolidate the lots. Mr. Digennaro had a few questions and a comment. This application will cause no detriment to the zoning plan and the benefits outweigh the negatives.

Mr. Mizer- Concurred

Mr. Leitner- Concurred

Mr. Schneider- Concurred

Ms. Della Volle- Concurred

Mr. Sorrentino- Concurred

Mr. Raftery- Concurred

A motion was made to approve case BA-2961 Andrew and Phyllis Perrin. It was moved by Mr. Leitner and seconded by Mr. Mizer. Mr. Mizer, Mr. Leitner, Mr. Schneider, Mr. Sorrentino, Ms. White and Mr. Raftery voted AYE. Ms. Della Volle voted no.

Mr. Miller stated that there was a minor change to the Resolution for Summeran Dai. Number 8 in the resolution will read as:

Upon questioning and comments from the Township Zoning Officer, the applicant stated that she would consolidate lots 10 and 11.

A motion was made to approve the Resolution as posted for case BA2957- Summerann Dai. It was moved by Mr. Leitner and seconded by Mr. Sorrentino. Mr. Raftery, Ms. White, Mr. Sorrentino, and Mr. Leitner voted AYE. Ms. Della Volle voted no. Mr. Mizer and Mr. Schneider were ineligible. Mr. Langer and Mr. Anderson were absent.

A motion was made to adjourn the meeting at 8:20 p.m. All members voted AYE

Respectfully submitted,

Christine Papa, Secretary  
Planning Board/Zoning Board