

WOODLAND PARK
BOARD OF ADJUSTMENT MINUTES
June 27, 2016

MEETING CALLED TO ORDER AT 7:30 P.M. by Chairwoman Patterson.

OPEN PUBLIC MEETING LAW: THIS MEETING IS CALLED TO ORDER PURSUANT TO THE NEW JERSEY OPEN PUBLIC MEETING LAW, AND AS STATED IN NOTICES OF THE TIME, PLACE AND DATE PUBLICIZED IN ACCORDANCE WITH THE STATUTE. IT WAS INCLUDED IN A LIST OF MEETINGS FORWARDED TO THE HERALD NEWS AND THE RECORD AS REQUIRED NOTICES. IN ADDITION, THIS LIST HAS BEEN POSTED IN A PUBLIC PLACE BY THE BOROUGH CLERK, AND A COPY OF THIS HAS BEEN FILED IN HIS OFFICE FOR PUBLIC INSPECTION. PROPER NOTICE HAVING BEEN GIVEN, THIS MEETING IS CALLED TO ORDER AND THE CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THE MEETING.

MEMBERS IN ATTENDANCE: RUTH PATTERSON, RUSSEL JUZDAN, BRIAN HOLLAND, ROBERT GITHENS, FRANCIE JOSEPH KEATING AND SEAN LIJOI

ALSO PRESENT –JOHN FIORELLO, BOARD ATTORNEY

FLAG SALUTE

A motion to approve the minutes of March 28, 2016 was made by Mr. Githens, second by Mr. Juzdan and approved.

RESOLUTION

DOCKET # 16-02 – 1265 MCBRIDE AVE., LLC – 1265 MCBRIDE AVE. – BLOCK 121 LOTS 1..01, 2, 3, 5 & 5.01 – PRELIMINARY & FINAL SITE PLAN/USE & BULK VARIANCES – Application is hereby memorialized on 6/27/16.

ORDER OF BUSINESS

DOCKET # 16-03 – SUMMIT PROPERTIES, LLC – 187 (181) SQUIRRELWOOD RD. – BLOCK 39 LOTS 5 & 6 – BULK VARIANCES

Richard Brigliadoro, attorney for applicant, stated they are seeking bulk variances for a 2 family home in a Residential C district. The variances they need are for existing conditions for lot area of 5,320 s.f. where 6,000 s.f. is required and lot depth of 79' where 100' is required. After filing the application they received the letter of denial where Mr. Esposito said they need a variance for off street parking. The borough ordinance states that the garage spaces are counted but the driveway in front of the garages are not. They are proposing to have two garages they get credit for those spaces only. This conflicts with the RSIS standards that govern development in New Jersey. Under these requirements they do

allow driveway and garage combinations to count as parking spaces so they have 3 ½ parking spaces. They consider this to be a technical variance because they can actually park 4 cars off street.

Chairwoman Patterson stated that the plans do not show garages. Mr. Briigliodoro said the garages are underneath. Mr. Fiorello said there is nothing shown on the side where the garages will be. Mr. Briigliodoro said the driveway will remain on Rockland Ave. The existing detached garage will be removed and the two garages will be under the house.

Mr. Fiorello said the letter of denial in regard to parking says they need a variance for parking and states there are two garages. The plans do not show the garages so Mr. Esposito must have had a different plan. Mr. Briigliodoro said they will submit an amended plan to show the garages as a condition of approval. Chairwoman Patterson said she would like to see it first. Mr. Fiorello said he was confused when he read the letter of denial. Ms. Joseph Keating asked if they could provide plans to show existing conditions. Chairwoman Patterson felt this plan was incomplete. Mr. Briigliodoro said he and his client met with Mr. Esposito and he looked at construction drawings.

Mr. Juzdan asked if they would be taking the house down. Mr. Briigliodoro said it would be a tear down and they would rebuild.

Felix Esposito, Construction Code Officer, stated it was his understanding that the garages are in the basement level. A variance is required because the parking stalls in front of the garage don't count under the Borough ordinance. He agrees that the RSIS trumps the town ordinance. They will be cutting the curb for a two car garage and eliminating two spaces on the street. They would still need a variance for ½ a car under RSIS which would be one space short.

Charles Osterkorn, engineer/planner/surveyor, was sworn in. He stated his qualifications and was accepted as an expert. The site plan SP-1 dated 6/13/16 was marked A-1, SP-2 dated 6/13/16 was marked A-2.

Mr. Osterkorn described the site plan. There is an existing 1 ½ story dwelling and detached garage at Squirrelwood Rd. and Rockland Ave. The property is in an R-C zone. The lots in the general area are 30' X 90' but some of them might be combined. There is a parking area and a wall. The wall will remain. SP-3 dated 6/13/16 was marked A-3. They are proposing demolishing the house and garage and are proposing the two family home with a two car garage. They need a variance for lot size and lot depth. It is an irregular shaped lot and they will retain access off of Rockland Ave. The elimination of the detached garage would improve sight distance. Normally in 95% of the towns the driveways are counted as parking except for Woodland Park. The width of the driveway will be 20'. The proposal fits into the neighborhood and he felt the variances could be granted without any detriment. The house will be set back further from Squirrelwood Rd. He felt the parking was pretty normal to park that way. They could put in another driveway that would add to the impervious coverage. It would also eliminate a parking space on the street. They will actually be adding an on street parking space. Chairwoman Patterson said there is a hydrant on Squirrelwood

and there is a truck that parks at the very end of the corner on Rockland Ave. She said the street is so congested that people are parking on the sidewalk. Mr. Osterkorn stated if you wanted more off street parking you would eliminate a space on the street. The front of the house will be facing Squirrelwood Rd. just like it is now. It is his opinion that it makes better planning to present the parking they are proposing.

Chairwoman Patterson asked what would be in the garage and basement since she has not seen the plans.

Mr. Fiorello asked if presently there is a 40' curb cut on Rockland. Mr. Osterkorn said it is actually 42'. The proposal is for a 20' curb cut. There will be a lawn area where the detached garage is located right now.

Mr. Juzdan asked about the impervious coverage and how it would be affected if they put in a driveway for one space. Mr. Osterkorn said there is not enough room for a car. Mr. Fiorello asked if they could put it on the property. They could put a space on the property but they would need a variance for outdoor living area.

Frank Oliver, applicant, was sworn in. He stated he has been investing in properties since 1992 and has owned a building on McBride Ave. since 2003. He owns other properties in Woodland Park.

Mr. Oliver stated the basement is going to be storage and mechanical room. They are proposing two 3 bedroom apartments. There will be 1394 sq. ft. in each apartment. He will be keeping the home and renting both floors. Chairwoman Patterson asked why they are proposing a two family. Mr. Oliver said it is in a two family zone and it will be a rental property.

Mr. Juzdan said parking is always a big concern. They would like to maximize his parking and the neighbors. Mr. Oliver said he has no problem with the 22' curb cut. There is only parking on one side of Rockland Ave. Using two cars in the garage and 3 parked outside make it 5 spaces and one on the street makes it 6 spaces. Chairwoman Patterson felt he could have control of what goes into the garage. It is his intention to put young professionals into the apartments. Mr. Juzdan asked how many cars are usually owned by a 3 bedroom, 1300 sq. ft. rental. Mr. Osterkorn said 2 cars.

BREAK – Call to order

Mr. Juzdan asked if it was legal to park a truck close to the corner. Mr. Oliver said that is nothing he can control.

Mr. Juzdan said if they put in the 5 parking spaces they would need a variance for the outdoor living area.

PUBLIC OPEN – CLOSED

Chairwoman Patterson said she would like to see the garage on the plans. Mr. Juzdan said it is always nice to see the redevelopment of run down properties. Chairwoman Patterson said the area is riddled with parking problems including a safety issue with the width of the street. Mr. Fiorello said the council writes the ordinances for the town and not the board. The board is here to determine whether or not they prove there is a hardship in order to grant the variances. There was some discussion not to take all the area on the side and leave another space on the property. They could amend the application to add an off street parking space which would also add an additional space on Rockland Ave. Mr. Fiorello said the board could approve the other variances subject to the condition that one space on the property be provided. They would need the outdoor living space variance. Ms. Joseph Keating said she would feel more comfortable with the outdoor living space variance. Mr. Juzdan felt they might want to drop the size of the apartments to 2 bedroom. The ordinance requires 3500 sq. ft. and they would be at 3394 sq. ft. Mr. Osterkorn did not think two large bedrooms would be any better.

A motion to approve the variances for lot depth and lot area and amend the application to reduce the outdoor living area to 3394 in order to add a parking space on site which would require a variance for outdoor living space with the condition revised plans are submitted was made by Mr. Githens, second by Mr. Juzdan and denied by a vote of 3 – 3.

A motion to adjourn was made by Mr. Juzdan, second by Mr. Githens, all in favor. Meeting adjourned.

