

**New Milford Zoning Board of Adjustment
Work Session
November 13, 2018**

Chairman Schaffenberger called the Work Session of the New Milford Zoning Board of Adjustment to order at 7:35 pm and read the Open Public Meeting Act.

ROLL CALL

Mr. Adelong	Present
Ms. Hittel	Present
Mr. Joseph	Absent
Mr. Loonam	Absent
Mr. Rebsch	Present
Mr. Seymour	Absent
Mr. Stokes - Vice Chairman	Absent
Mr. Weisbrot	Present
Mr. Schaffenberger- Chairman	Present
Ms. Batistic	Present
Mr. Sproviero - Attorney	Present

REVIEW MINUTES OF THE WORK SESSION – October 09, 2018

The Board Members reviewed the minutes and there were no changes.

REVIEW MINUTES OF THE PUBLIC SESSION – October 09, 2018

The Board Members reviewed the minutes and there were no changes

Resolutions

**18-07- Kirsch– 1086 Arlington Road – Block 104 lot 17 – Vestibule
Front yard setback variance**

The Board members reviewed the resolution and made a change.

18-08- Meneses-216 Linden Place-Block 612 Lot 8

Rear addition-building coverage variance

The Board Members reviewed the application and there were no changes.

18-09 –Bromberg-1122 Alessandrini Avenue-Block 204 Lot 13

New House – building coverage variance

The Board Attorney discussed changes to the resolution.

18-10-Coolserv, LLC-230 River Road-Block 1309 Lot 5

New Business – use variance

The Board Members reviewed the resolution and there were no changes.

Schedule of Meetings 2019

The Board Members reviewed the schedule and made no changes.

18-11 –Calderon - 675 William Bliss Drive – Block 804.02 Lot 1

Addition – building coverage

The Board members reviewed the application. The Chairman noted there was a letter from the Board Engineer regarding a seepage pit.

Motion to close the work session was made by Ms. Rebsch, seconded by Ms. Hittel and carried by all.

**New Milford Zoning Board of Adjustment
Public Session
November 13, 2018**

Chairman Schaffenberger called the Public Session of the New Milford Zoning Board of Adjustment to order at 7:44 pm and read the Open Public Meeting Act.

ROLL CALL

Mr. Adelung	Present
Ms. Hittel	Present
Mr. Joseph	Absent
Mr. Loonam	Absent
Mr. Rebsch	Present
Mr. Seymour	Absent
Mr. Stokes- Vice Chairman	Absent
Mr. Weisbrot	Present
Mr. Schaffenberger-Chairman	Present
Ms. Batistic – Engineer	Present
Mr. Sproviero - Attorney	Present

PLEDGE OF ALLEGIANCE

OFFICIAL MINUTES OF THE WORK SESSION – October 09, 2018

Motion to accept the minutes was made by Mr. Rebsch, seconded by Ms. Hittel and carried by all.

OFFICIAL MINUTES OF THE PUBLIC SESSION – October 09, 2018

Motion to accept the minutes was made by Ms. Hittel, seconded by Mr. Rebsch and carried by all.

RESOLUTIONS TO BE MEMORIALIZED

**18-07 KIRSCH – 1086 Arlington Road – Block 104 lot 17 – Vestibule
Front yard setback**

Motion made by Mr. Weisbrot, seconded by Mr. Rebsch to memorialize the resolution with a change.

The motion passed on a roll call vote as follows:

For the Motion: Members Weisbrot, Rebsch, Schaffenberger

Approved 3-0

18-08 Meneses – 216 Linden Place-Block 612 Lot 8

Rear addition-building coverage variance

The motion passed on a roll call vote as follows:

Motion made by Mr. Rebsch, seconded by Mr. Weisbrot to memorialize the resolution.

The motion passed on a roll call vote as follows:

For the Motion: Members Rebsch, Weisbrot, Schaffenberger

Approved 3-0

18-09-Bromberg-1122 Alessandrini Avenue-Block 204 Lot 13

New home

Motion made by Mr. Rebsch, seconded by Mr. Weisbrot to memorialize the resolution with changes.

The motion passed on a roll call vote as follows:

For the Motion: Members Rebsch, Weisbrot, Schaffenberger

Approved 3-0

18-10- Coolserv, LLC – 230 River Road – Block 1309 Lot 5

New Store – Use Variance

Motion made by Mr. Weisbrot, seconded by Mr. Rebsch to memorialize the resolution.

The motion passed on a roll call vote as follows:

For the Motion: Members Weisbrot, Rebsch, Schaffenberger

Approved 3-0

Schedule of Meetings 2019

Motion made by Mr. Rebsch, seconded by Mr. Adelung to approve the 2019 Schedule of Meetings.

For the Motion: Members Rebsch, Adelung, Weisbrot, Hittel, Schaffenberger

Approved 5-0

NEW BUSINESS

18-11 –Calderon - 675 William Bliss Drive – Block 804.02 Lot 1

Addition – building coverage

Mr. Joseph Donato, 14 Route 4 West, River Edge, NJ and Cheryl Calderon were sworn in by the Board Attorney.

The Board Members accepted the qualifications of Mr. Joseph Donato as a licensed architect.

Mr. Donato said this was an existing single family home located on the corner of Henley Avenue and William Bliss Drive. He stated the house is L-shaped and they are proposing a 12' addition within that void of the L- shaped area.

The Board Attorney marked as exhibit A-1 architectural plans dated 9/14/18.

A-2 floor plans

The Chairman asked if this was a two story addition. Mr. Donato said it was a two story addition towards the front of the building. Mr. Donato discussed the layout of the first floor and second floor. They were also proposing a covered front porch at the entrance. This was in an R-A zone, one family, the lot requirement is 7,500 sf and they had 9,452 sf. Mr. Donato stated that the front yard setback was 30' and they had 29.90'. He said they would ask for a front yard setback variance because they were following that line. The Board Attorney stated it was a preexisting non conformity condition which was not being exacerbated by this application. The Board Attorney felt they did not need to seek new variance relief with regard to the existence of the preexisting non conformity.

Mr. Donato said the addition meets the front yard setback on William Bliss Drive at 36.60'. The Chairman asked if that included the porch. Mr. Donato answered no and noted they were 32' to the porch. They would to remove the shed, said the architect. The Board Attorney noted that this all sits behind the existing garage. Mr. Donato agreed. Mr. Donato said the other variance that is triggered is a building coverage variance and they are proposing 21.43% which is 1.43% over what is allowed.

Mr. Donato said they were seeking a variance for building coverage. The Chairman asked if they considered not doing the 12' bump out but rather a 10' addition to keep under the 20%. Mr. Donato said the bedroom would then be 7 1/2'.

The Board Attorney asked if the office on the first floor would be used for personal use and not any business at the residence. Mr. Donato agreed that the office was for themselves.

The Chairman felt aesthetically the application made sense. Mr. Donato said it was buffered by trees on Henley.

Motion to open to the public was made by Ms. Hittel, seconded by Mr. Rebsch and carried by all.

No one wished to be ask any questions or comment on the application.

Motion to close to the public was made by Ms. Hittel, seconded by Mr. Rebsch and carried by all.

Mr. Weisbrot said they were asking for a nominal variance and he could not think of a single reason to vote against it. Mr. Weisbrot was in favor of this application.

Mr. Adelung and Ms. Hittel were also in favor of the application

The Board Attorney said should there be an approval, the condition would be to comply with the Board Engineer's comments. The Chairman noted that Boswell Engineering needs to be there when installing the seepage pit. Ms. Batistic agreed.

The Chairman felt aesthetically the application made sense and also was in favor of the application.

Motion made by Mr. Adelung, seconded by Mr. Rebsch to approve the application with the condition of compliance with the requirements in the Engineer's review letter.

The motion passed on a roll call vote as follows:

For the Motion: Members Adelung, Rebsch, Weisbrot, Hittel, Schaffenberger

Approved 5-0

As there was no further business to discuss, a motion to close was made by Mr. Rebsch, seconded by Mr. Weisbrot and carried by all.

Respectfully submitted,

Maureen Oppelaar