

Integrity Bergen LLC  
41 Dundee Court  
Mahwah, NJ 07430  
201-909-8000  
[genemenechino@gmail.com](mailto:genemenechino@gmail.com)

December 23, 2021

Zoning Board of Adjustment  
Borough of New Milford  
930 River Road  
New Milford, NJ 07646

Re: Application for Integrity Bergen LLC for 367 Vomel Drive, New Milford, (block 202 – lot 20)

Dear Members of the Zoning Board of Adjustment:

I am the managing member and owner of Integrity Bergen LLC, whose business is located at 41 Dundee Court, Mahwah, NJ and is the entity in ownership of the subject property (367 Vomel Drive, New Milford, NJ). We are seeking to construct an addition that will extend the right side of the home (garage side) by 4 feet and add a second story. The application requires 2 variances: one for the maximum building coverage requirement whereby 1742.8 sf (20%) is required, 1483 sf (17%) is existing, and 1860 (21.9%) is proposed. The second variance is for a side yard set back whereby 20 feet is required, 10.7 feet is existing non-conforming, and 10.7 feet is proposed.

The applicant has submitted the application with Drawings prepared by its architect, Thomas Mesuk, who will be attending the hearing meeting. I am attaching the following documents to assist in reviewing this application:

Exhibit 1 – Map showing the location of the subject property

Exhibit 2- Photos of the subject and neighboring properties

The applicant seeks the following variances:

	Maximum	Existing	Proposed
Maximum Building Coverage	20%	17%	21.90%

	Maximum	Existing	Proposed
Rear Yard Setback	20 ft	10.7 ft	10.7 ft

Set forth below are the reasons why the applicant's request for these 2 variances should be granted.

#### Code 30-21.4 (c) Variance

The subject property is now unique in that the house is smaller than neighboring homes, as the neighborhood has trended towards larger homes to satisfy the demands of larger families. Extending the building coverage allows the subject to fit into the changing character of the neighborhood and accommodate the needs and desires of a larger family. Other conceptual plans were created within the maximum coverage requirements but were deemed obsolescent in that it could not accommodate a dining room and adequately sized kitchen. Extending the right side of the home by 4 feet would allow a dining room and a functional Kosher kitchen.

As it relates to this specific property the purposes of the Municipal Land Use Law would be advanced by the deviation from the zoning ordinance requirement without substantial detriment to the public good and the benefits of the deviation substantially outweigh any detriment, while not substantially impairing the intent and purpose of the zone plan and zoning ordinance. The proposed addition would promote the general welfare by harmonizing with the existing properties.

The proposed addition and renovations are tastefully designed, would present a positive visual environment, and fit in perfectly with the surrounding homes reinforcing, preserving, and enhancing the character of the neighborhood. The proposed addition and renovation would further the goals and objectives of the zone plan and zoning ordinances by fulfilling the objectives of upgrading the housing within existing neighborhoods while maintaining the present character and quality of housing in regard to appearance and functionality.

Without the proposed adding the house is left disadvantaged and functionally inadequate. With the property being a corner lot, the shape of the lot further reduces the property square footage. Our request is consistent with Code "40:55d-70 Powers" subsection c.(1) (a) – "by reason of exceptional narrowness, shallowness or shape of a specific piece of property, ": The proposed addition would upgrade the home and neighborhood in matching the character and quality of the surrounding homes and would create a pleasing appearance in this section of the community.

Code 30-21.5 (b)

The existing home is presently non-conforming in that the rear yard setback is 9.3 feet beyond the required set back. The proposed plans do not change the present set back other than a 4 foot section in the rear right corner which will be extended 4 feet so as to square off that corner of the home. Even if the addition and renovations were not made, the rear yard set back would continue to be non-conforming. Granting this variance has no negative impact on the subject, neighboring homes or the community at large and further supports the objective as stated in the maximum coverage variance request.

In summary, the two variance requests are for a de minimis shortfall of 1.9% the building coverage zoning requirement and for continuance of a pre-existing rear yard setback. Granting these variances would be beneficial to the property's functionality, an enhancement to the neighborhood and, in our view, consistent with the town's objectives.

Meeting attendees representing Integrity Bergen LLC:

Gene Menechino, Managing Member: 201-739-5060 [genemenechino@gmail.com](mailto:genemenechino@gmail.com)

Carl Tortora, On the Level Builders LLC: General Contractor : 201-264-9196 [onthelevel1@optimum.net](mailto:onthelevel1@optimum.net)

Thomas Mesuk, Architect 201-438-0595 [tom@tjmarchitect.com](mailto:tom@tjmarchitect.com)

Thank you

Sincerely

Eugene Menechino  
Managing Member  
Integrity Bergen LLC