

**NORTHFIELD TOWNSHIP
ZONING BOARD OF APPEALS
Minutes of Regular Meeting
October 15, 2018**

1. CALL TO ORDER

The meeting was called to order by chair Stephen Safranek at 7:05 P.M. at 8350 Main Street.

2. PLEDGE OF ALLEGIANCE

**3. ROLL CALL
AND DETERMINATION OF QUORUM**

Brad Cousino	Absent with notice
Kenneth Dignan	Present
Greg Kolecki	Present
Jacki Otto	Present [arrived at 7:07 P.M.]
Stephen Safranek	Present
James Balsillie, Alternate	Presence not required

Also present:
Recording Secretary Lisa Lemble
Mary Bird, Assessing & Building Assistant
Planning Consultant Vidya Krishnan
Members of the public

4. ADOPT AGENDA

- ▶ **Motion:** Dignan moved, Safranek supported, that case JZBA180006 be postponed indefinitely in light of information provided by the applicant.

Krishnan explained that it has been determined that the variances required may be considerably different than the information provided would indicate.

[Otto arrived].

Motion carried 3—0--1 on a voice vote, Otto abstaining as she arrived after the motion was made.

- ▶ **Motion:** Dignan moved, Safranek supported, that the agenda be adopted as amended.
Motion carried 4—0 on a voice vote.

5. CORRESPONDENCE

None.

6. PUBLIC HEARINGS

- 6A. Case #JZBA180006; Antonio Green; Location: 7900 Shady Beach Drive; Request for variances from sideyard setback and lot coverage requirements. Zoned SR-2—Single-Family Residential; Parcel 02-17-226-014.**

Removed from the agenda.

- 6B. Case #JZBA180007; Theresa Bower, applicant; Location: 379 Delaware; Request for variance from front yard setback requirement. Zoned SR-2—Single-Family Residential; Parcel 02-17-231-043.**

- ▶ **Motion:** Dignan moved, Kolecki supported, that the public hearing be opened.
Motion carried 5—0 on a voice vote.

Terry Adams of Park Builders appeared for the applicant, noting that a 5.7 ft. variance is required for the proposed two car garage. He said his client has rheumatoid arthritis and needs to have a garage of this size at an elevation equal to the house to avoid steps. He said there is less than 10% lot coverage currently, and with the garage added it will be about 16% which is well within the ordinance. He said he feels it would be unreasonable not to grant the variance because it will provide the applicant with substantial relief without affecting neighbors.

In answer to a question Adams said the finish materials of the garage will match the home.

George Brown, 7865 Shady Beach, said a very similar variance was granted a couple years ago for another house in the area and it looks great. He said he supports this request.

- ▶ **Motion:** Safranek moved, Dignan supported, that the public hearing be closed.
Motion carried 4—0 on a voice vote.

7. OLD BUSINESS

None.

8. NEW BUSINESS

**8A. Case #JZBA180006; Antonio Green;
Location: 7900 Shady Beach Drive;
Request for variances from sideyard setback
and lot coverage requirements.
Zoned SR-2—Single-Family Residential;
Parcel 02-17-226-014.**

Removed from the agenda.

**8B. Case #JZBA180007; Theresa Bower, applicant;
Location: 379 Delaware; Request for variance
from front yard setback requirement.
Zoned SR-2—Single-Family Residential;
Parcel 02-17-231-043.**

Planning consultant Vidya Krishnan read her written report dated September 24, 2018. She said strict compliance with the ordinance would be unnecessarily burdensome to the applicants, granting the variance will provide substantial justice, the variance requested is reasonable for a two-car garage, any corner lot in this area would face a similar challenge so the need for the variance has not been created by the applicant, and the variance will not be injurious to the neighborhood.

She said she finds that compliance with the ordinance would result in the applicant being able to construct only a single-car garage, and she recommended approval of the request.

► **Motion:** Dignan moved, Otto supported, that in the request in Case #ZBA180007 by Theresa Bonner, 379 Delaware, the ZBA approve the variance of 5.7' from the required front yard setback to allow construction of a 24' x 24' garage attached to an existing single-family dwelling with the conditions set forth in the findings provided in the planning consultant's September 24th letter as follows:

1. Compliance with ordinance standards would result in the applicant being able to construct only a one-car garage, which would not support the medical or personal needs of the homeowner and could be construed as being unnecessarily burdensome.
2. The variance will provide substantial justice to the applicant and is not adverse to the interests of other property owners.

3. The proposed garage will be located outside the clear vision corner and will not exceed lot coverage standards
4. The variance will have no detrimental impact on public health, safety, or welfare.

Motion carried 4—0 on a voice vote.

9. MINUTES

► **Motion:** Dignan moved, Kolecki supported, that the minutes of the August 20, 2018, regular meeting be approved as presented.
Motion carried 4—0 on a voice vote.

10. CALL TO THE PUBLIC

In answer to a question from a member of the public, Krishnan confirmed that another notice will be mailed to property owners when the request for 7900 Shady Beach is scheduled for public hearing again.

In response to comments from George Brown, Krishnan said all new fences require a zoning compliance permit, and she always requires a stake survey for those requests because of the high incidence of disputes regarding boundaries between properties.

11. ZBA MEMBER COMMENTS

None.

12. ANNOUNCEMENT OF NEXT MEETING

November 19, 2018, at 7:00 PM at the Public Safety Building was announced as the date and time of the next regular meeting of the Zoning Board of Appeals.

13. ADJOURNMENT

► **Motion:** Safranek moved, Dignan supported, that the meeting be adjourned.
Motion carried 4—0 on a voice vote.

The meeting was adjourned at 7:35 P.M.

Prepared by Lisa Lemble. Corrections to the originally issued minutes are indicated as follows:
Wording removed is ~~stricken through~~; wording added is underlined.

Adopted on _____, 2018.

Stephen Safranek, Chair

Greg Kolecki, Secretary

Official minutes of all meetings are available on the Township's website at
http://www.twp-northfield.org/government/zoning_board_of_appeals/