

MINUTES - ZONING BOARD

April 25, 2016

The workshop portion of the meeting was called to order at 8:05 P.M. by Mr. Bovasso, Vice-Chairman.

ROLL CALL:

Members Present:

Mr. Bovasso
Mr. Pistol
Mr. Higgins
Mr. Illing
Mr. Salomon

Members Absent:

Mr. Marotta
Ms. Hay

Alternates Present:

Mr. Weisgerber
Ms. Dehnhard

Alternates Absent:

None

Also in attendance: Ruthanne Della Serra, Robert Hudak and David Weeks, Esquire.

COMMUNICATIONS:

None

RESOLUTIONS OF MEMORIALIZATION

None

MINUTES:

Motion to adopt the minutes of March 14, 2016 (as amended) was made by Mr. Pistol, seconded by Mr. Bovasso and passes by voice vote.

Motion to adopt the minutes of March 21, 2016 (as amended) was made by Mr. Bovasso, seconded by Mr. Pistol and passes by voice vote.

OLD/NEW BUSINESS

The workshop portion of the meeting concluded at 8:15 P.M.

PUBLIC MEETING:

A public meeting of the Cranford Board of Adjustment was called to order by Mr. Bovasso on April 25, 2016 at 8:15 P.M. in Room 107 of the Municipal Building, 8 Springfield Avenue, Cranford, New Jersey. Mr. Bovasso announced in accordance with the terms and conditions of the Open Public Meetings Act, the Westfield Leader or Star Ledger has been notified and the agenda posted in the municipal building as required.

Mr. Bovasso explained the protocol, purpose and procedure that will be followed during the hearing.

Application #ZBA 15-040:

Christopher and Ana Chervenyak, Applicants

102 Riverside Drive, Block: 264, Lot: 16, Zone: R-4

To permit construction to increase volume of the attic to create a full third story and expansion of front porch on subject property with the following variances: increasing volume of the attic to create a full third story (§ 136-30 Sch. 1 Attachment 1.); less than the minimum required front yard setback (§ 136-30 Sch. 1 Attachment 1).

Christopher Chervenyak, Applicant, appeared and was sworn in. Richard Pierce, appeared and was sworn in. His credentials were presented to the Board and was accepted as an expert witness in the field of architect

Existing house has a flat roof on the right hand side, and is seeking to extend the existing gable roof. Rafters from bottom of second floor and only seeking to extend that portion. Will be below maximum allowable height. Under definition, not permitted to expand the attic space and is variance requested - number of allowable stories. Small portion of porch extends into the front yard setback very small section. If house was parallel this would not be an issue, but house is not

Questions posed by the Board ascertained the following:

Has reviewed the engineer report – flood prevention ordinance. Recommendation is that applicant shall provide cost analysis and at some time will need to submit. Work is very small, will submit the estimate as required. Survey does not contain required figures and will provide. Applicant just bought house in June and it did flood in Floyd and Irene. Have hired an engineer and retaining wall is being replaced due to deteriorated condition. Porch footings have been increased and does not want them to fall in.

Two questions – 25-foot setback and reason it encroaches is due to curve on the road. There will be room underneath for water to flow underneath.

Dormer will not extend above the roof line. He is responsible for the entire retaining wall. Finishes will match. Air handler Installed in the attic and takes up most space. Will not be living space- removing storage from basement in case of future flood.

There were no further questions posed by the Board.

Mr. Bovasso opened the application to the public for questions of the witness with no one appearing and this portion of the hearing was closed with the matter referred back to the Board.

Mr. Bovasso opened the application to the public for comments with no one appearing and this portion of the hearing was closed with the matter referred back to the Board.

DELIBERATION of APPLICATION #ZBA-15-040

Application #ZBA 15-040:

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Mr. Bovasso reviewed the testimony.

Board comments consisted of the following:

Gem in the township and wishes to retain. Good to see homeowners take necessary measures to improve and remain in the municipality by investing in the town.

Motion to approve Application # ZBA-15-040 was made by Mr. Salomon with condition that applicant will submit estimate as requested in the engineer report. The motion was seconded by Mr. Higgins with the following voting in favor of the motion: Mr. Bovasso, Mr. Pistol, Mr. Higgins, Mr. Illing, Mr. Salomon, Mr. Weisgerber and Ms. Dehnhard.

PUBLIC PORTION:

None

CONCLUSION:

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There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:31 P.M.

Jeffrey Pistol, Secretary