

REGULAR MEETING

ZONING BOARD OF ADJUSTMENT

August 12, 2024

The meeting was called to order at 7:00 PM by Chairman Craddock with a salute to the flag. He announced the following:

“Pursuant to The Open Public Meetings Act adequate notice of this meeting has been provided to two local newspapers, filed with the City Clerk and posted in a public place. Agenda for this meeting has been provided in the same manner”.

Chairman Craddock requested Secretary Meischker call roll and the following members responded:

PRESENT: Craddock, Kedziora, Kent, Lawler, Rowan, Helbig, Granus

ABSENT: Gilbert

Solicitor Manos, Engineer Wahl and Zoning Official McLarnon were also present

Chairman Craddock asked for a motion to approve minutes from July meeting. Motion was made by Mr. Granus and seconded by Mr. Helbig. Board voted in favor with Mr. Kedziora abstaining.

Chairman Craddock asked for a motion to approve the Decision and Resolution for Jim Ginn Motion was made by Mr. Granus and seconded by Mr. Helbig. Board voted in favor with Mr. Kedziora abstaining. Chairman Craddock asked for a motion to approve the Decision and Resolution for David Carmen. Motion was made by Mr. Rowan and seconded by Mr. Helbig. Board voted in favor with Mr. Kedziora abstaining

Chairman Craddock asked for a motion to approve the Decision and Resolution for Brian and Jenna Sullivan. Motion was made by Mr. Granus and seconded by Mr. Kent. Board voted in favor with Mr. Kedziora abstaining

**Michael and Michelle Tkacz
600 Rhode Island Ave. Block 1321/Lot 6 Zoned R-1**

“C” variance relief for side yard setback variance and height in order to replace existing garage with a larger one

Attorney Baylinson represented applicant. He stated this is a 5000 sq. ft. lot and a corner property. Applicants want to demolish the detached garage and replace it with a larger one. Existing house is small. This will have no effect on the neighborhood. The proposed height is over by 1’. Witnesses Mr. Tkacz and Mr. Reynolds came forward and were sworn in by Attorney Manos. Mr. Tkacz stated he lives at 600 Rhode Island Ave. and has lived there for 8 years. He needs a bigger garage for his hobbies, one being the restoration of cars. The existing, original garage was built in 1928. It has a dirt floor. New garage will be on concrete. The height is necessary for car work. He wants the new garage to look nice. The exterior will match the house. Chairman Craddock asked about electric and heat. Mr. Tkacz replied yes. Chairman Craddock asked about water and sewer. Mr. Tkacz replied no. Mr. Reynolds, architect, came forward and was qualified by the Board. He showed the survey with the existing garage and area to be added with the proposed new garage. One cedar tree would be removed. Attorney Baylinson clarified the existing garage is 370 sq. ft. Mr. Reynolds stated the new one will be 625 sq.ft. Exterior colors will match the house. He explained the corner property and the setbacks. He stated a height of 16’ gives a slope to the roof. He stated the landscaping is good on the property. He stated positive criteria are aesthetics, must meet current building codes and it will be an improvement over existing. It meets negative criteria as there is no detriment to the zoning or Master Plan. Mr. Granus asked if it will be a metal shed. Attorney Baylinson stated it will be stick built with a corrugated metal exterior. Mr. Granus asked if it will meet wind and snow loads. Mr. Tkacz stated it meets the requirements including uplift. It is a Hanson pole barn. Mr. Granus stated the wind load is 135 mph. Attorney Baylinson stated it has to meet the load. Mr. Tkacz stated he will submit the building specification to be approved by the

Construction Office. Chairman Craddock asked if there will be any curb cut changes. Mr. Tkacz stated the curb cut will remain the same. Chairman Craddock asked the distance between the garage and house. Mr. Tracz stated 9'. Mr. Rowan asked will there be any heat or open flame. Mr. Tkacz stated heat but he goes to FL. In winter. Mr. Helbig asked about trees. Mr. Tkacz stated yes, but the neighbor might not want them. Mr. Kent asked why a pole barn. Mr. Tkacz stated it is easier and strong. Mr. Kent asked if roof can be flat to achieve 15' height. He also asked if a metal building fits the neighborhood. Mr. Tkacz stated it looks good, but that is a matter of opinion. Ms. Lawler asked about a shingle roof. Mr. Tkacz stated it is not an option. He stated it is set back from the street. Ms. Lawler stated with new roofline the stormwater should be addressed. House next door, address grading. Neighbor's house is higher. Motion to open to the public was made by Mr. Rowan and seconded by Mr. Helbig. Mr. Westcott, 617 6th St came forward and was sworn in by Attorney Manos. He stated the existing garage isn't pretty. He is fine with the plan. He asked for the tree to be taken down. It will be an improvement to his property. Project will fit in the neighborhood. Motion to close to the public was made by Mr. Kedziora and seconded by Mr. Helbig. Engineer Wahl discussed the stormwater. Zoning Official McLarnon confirmed the setbacks. Mr. Helbig asked about the sidewalks. Zoning Official McLarnon stated they could add 4', the sidewalk on 6th St is approximately 70'. Attorney Baylinson stated that is a big ask. Mr. Helbig stated it is for safety. Mr. Tracz stated public walks on grass. Attorney Manos stated it is not required. Zoning Official McLarnon stated if application was for substantial renovation then it would be acceptable. Ms. Lawler asked about the height of the house. Mr. Tracz stated the garage will be lower. Attorney Manos stated the motion is for variance relief for side yard and height. He stated the stormwater condition. Motion was made by Mr. Helbig and seconded by Mr. Rowan. Secretary Meischker called roll.

- Mr. Rowan-yes. Will look good and neighbor is in favor.
- Mr. Kedziora-yes. Great job. Garage will match the house.
- Mr. Helbig-yes. It is an improvement.
- Mr. Granus-yes. Application was well presented. Neighbor is in favor of project..
- Mr. Kent-yes. Neighbor approves.
- Ms. Lawler-yes. No negative impacts. Neighbor supports project.
- Chairman Craddock-yes. They made a case that applicant needs a garage. Aesthetically pleasing. Neighbor is in favor. Variances are minimal.

Approved

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Motion to open to the public was made by Ms. Lawler and seconded by Mr. Granus. Hearing no one, motion to close to the public was made by Mr. Granus ad seconded by Mr. Kent.

Chairman Craddock read the public Notice for the Planning Board special meeting to discuss the Master Plan, August 22, 2024. Members of Zoning Board were asked to attend.

Mr. Granus stated 27 E. Pierson looks cramped. Sunny and Groveland wanted to subdivide and Planning Board voted against granting the subdivision. He stated 27 E. Pierson is not completed. The adjacent duplex is rented. Chairman Craddock stated Fitzpatrick's has been issued a summons. Mr. Helbig stated the trees at NJ American Water have died. Asked the condition be enforced. Mr. Rowan stated houses are being moved. It was suggested the Master Plan have another residential zone to address smaller lots in the City.

Motion to close was made by Ms. Lawler and seconded by Mr. Rowan.

Adjourned 7:45

