

Borough of Kinnelon

Board of Adjustment

November 14, 2017

The regular monthly meeting of the Kinnelon Board of Adjustment was called to order by Chairman John Carpenter at 8:00p.m., Tuesday, November 14, 2017 in the Municipal Building.

It was posted that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends on January 2017 and by sending the meeting date to the Daily Record and Herald News on January 2017.

Present and answering roll call were Mr. Carpenter, Mrs. Minett, Mrs. Canale, Mr. Diani and Mrs. Maletsky, Mr. Ruocco and Mr. Bender.

Mr. Carpenter asked if everyone would please rise for the Pledge of Allegiance.

A motion to approve the October 3, 2017 minutes was offered by Mrs. Maletsky, second by Mr. Ruocco with the affirmative "yes" vote of all on roll call.

Application #1475 Alice Moore, 7 Trail West. The applicant is asking for a side yard variance to install an AC unit.

Mr. Carpenter stated that this application will be carried until the December 5th meeting.

Application #1476 Mary Mullaney, 15 Stonybrook Trail. The applicant is asking for a side and rear yard variance to install an AC unit.

Mr. Carpenter stated that the applicant has withdrawn the application.

Application # 1472 K Dream, LLC, 5 Juniper Trail. The applicant is asking for numerous variances to renovate the existing outdated home.

Mr. Carpenter read the Engineers report into the record.

A motion to deem the application complete was offered by Mrs. Maletsky, second by Mr. Ruocco with the affirmative "yes" vote of all on roll call.

Mr. Bacchetta swore in Karen Castellano-Smith and Frank Davis the project manager.

Ms. Smith stated that this was an old house in need of repair. Ms. Smith stated that the following variances would be needed;

Impervious coverage at 27.5%

Front yard setback to the house at 34.7 feet

Front yard setback to the porch at 29.5 feet

Side yard setback to the house (R) at 24.7 feet
Side yard setback to the house (L) at 17 feet
Side yard setback to the garage (L) at 11.5 feet
Rear yard setback to the house at 36.8 feet
Rear yard setback to the AC unit at 34.3 feet
Side yard setback to the AC unit (L) at 23.5 feet

Ms. Smith stated that the proposed shed will be removed from the application. Ms. Smith also stated that there will be no flood lights and the only lighting will be the seven shielded mounted lights shown on A5 of the plans.

Mr. Davis stated that he would do his best to keep the Cherry Tree in the front of the property. Mr. Davis stated that rhododendrons will be moved to a neighbor's house and the bamboo will be removed. The fence will be left and some boards can be replaced. Mr. Davis stated that it helps with privacy.

Mr. Davis stated that after talking with neighbors the height of the garage will be lowered from 32 feet to 30 feet to meet the present grade of the driveway.

Mr. Carpenter opened the meeting to the public.

Steve Bury from 3 Juniper Trail came forward. Mr. Bury stated that he was concerned about the height and wanted to make sure it was being lowered.

Mr. Bacchetta swore in Kevin Mc Donald from 6 Juniper Trail. Mr. Mc Donald stated that he was concerned of the size of the house and seems to be very large.

Mr. Carpenter stated that it would be under the impervious coverage and would be even lower after the shed is removed.

Mr. Mc Donald asked what the color of the house would be and Mr. Davis stated veneer stone and vinyl siding.

Mr. Carpenter closed the public portion and opened the meeting back up to the public.

A motion to approve this application subject to Mr. Booradys letter, removal of the shed, no flood lights, garage lowered to 30 feet and revised plans was offered by Mrs. Maletsky, second by Mr. Diani with the affirmative "yes" vote of all on roll call.

Application # 1473 Greg Chrisman, 33 Cliff Trail. The applicant is asking for variances to construct an addition on the left side of the dwelling.

Mrs. Maletsky read the Engineers report into the record.

A motion to deem the application complete was offered by Mrs. Canale, second by Mrs. Maletsky with the affirmative "yes" vote of all on roll call.

Mr. Bacchetta swore in Mr. Greg Chrisman.

Mr. Chrisman stated that the house is a 1940's cabin and needs to renovate the home for his two daughters. Mr. Chrisman stated that the lighting will be changed to hi hat lights and will be recessed. Mr. Chrisman stated that he will remove the gravel from behind the house and on the left side of the driveway. The house will be stone and vinyl split cedar brown in color. Mr. Chrisman had no objections to revising the plans or to Mr. Booradys Engineer report.

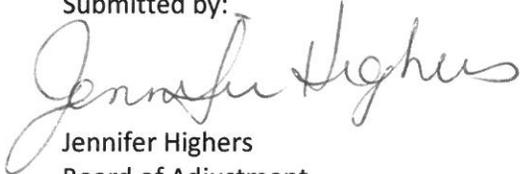
Mr. Carpenter opened the meeting to the public and hearing no one opened it back up to the board.

A motion to approve the application subject to Mr. Booradys report, gravel be removed and the hi hat lights was offered by Mrs. Minett, second by Mrs. Maletsky the affirmative "yes" vote of all on roll call.

A motion to approve the bills was offered by Mrs. Maletsky, second by Mr. Diani with the affirmative "yes" vote of all on roll call.

A motion to approve Resolution #1439, #1468, #1464, and #1471 and adjourn was offered by Mrs. Maletsky, second by Mr. Ruocco with the affirmative "yes" vote of all on roll call.

Submitted by:

A handwritten signature in cursive script that reads "Jennifer Highers". The signature is written in black ink and is positioned above the printed name and title.

Jennifer Highers
Board of Adjustment

Cc: All Board Members
Board Attorney