

January 13, 2016

The Reorganizational Meeting of the North Caldwell Board of Adjustment was held at Borough Hall, Gould Avenue on Wednesday, January 13, 2016 started at 8:03pm.

The meeting was held in accordance with the Open Public Meetings Law and notice of this meeting was provided in accordance with the requirements of Chapter 231, P.L. 1975

Board Members Present: Mr. Schwartz, Mr. Wangner, Mr. Salan, Mrs. Jenkins, Mr. Kearney

Absent: Mr. Shah, Mr. Augustitus, Mr. Ritter

Also present were Lisa Thompson, Attorney and Nancy Bretzger, Secretary.

Mr. Kearney was sworn in by Mrs. Lisa Thompson, Esq. Board Attorney.

On a Motion by Mr. Wangner, seconded by Mrs. Jenkins, Mr. Schwartz was nominated as Chairman. The motion was carried by a unanimous vote.

On a Motion by Mr. Schwartz, seconded by Mr. Salan, Mr. Wangner was nominated as Vice-Chairman. The motion was carried by a unanimous vote.

On a Motion by Mr. Schwartz, seconded by Mr. Wangner, Mrs. Bretzger was nominated as Board Secretary. The motion was carried by a unanimous vote.

On a Motion by Mr. Schwartz, seconded by Mr. Salan, Mrs. Thompson was nominated as Board Attorney. The motion was carried by a unanimous vote.

On a Motion by Mr. Wagner, seconded by Mr. Salan to approve the 2016 Meeting dates. The motion was carried by a unanimous vote.

## **MINUTES**

Tabled

## **MEMORIALIZATIONS**

**MATTER OF MARC CONROW**  
**Decided: December 16, 2015**  
**Memorialized: January 13, 2016**

**WHEREAS**, Marc Conrow (hereinafter referred to as the “Applicant”) has filed an application for variance relief pursuant to N.J.S.A. 40:55D-70c before the Borough of North Caldwell Zoning Board of Adjustment (the “Board”) with regard to property located at 12 Maple Drive, also known as Lot 4 in Block 1407 in order to construct a second floor addition to the existing single family home. The subject property is located in R1 residential zone; and

**WHEREAS**, the jurisdiction and powers of this Board have been properly invoked and exercised pursuant to Statute; and

**WHEREAS**, a public hearing was held by this Board on December 16, 2015; and

**WHEREAS**, the Board makes the following finding and determination based upon the following facts:

January 13, 2016

1. The Applicant was represented by Lynda Korfmann, Esq. The Applicant was sworn in.
2. Ms. Korfmann described the Application stating that the Applicant seeks to construct a second floor addition to the existing single family dwelling to provide bedrooms on the second floor for himself and his children. The Applicant also proposes substantial renovation and improvement to the existing single story home. The existing right side yard setback is 17.8 feet where a minimum of 25 feet is required. The proposed second floor will follow the existing side yard setback, but will include a 12 inch overhang for the addition. The Applicant also proposes the construction of a front porch to enhance the aesthetics of the home.
3. Ms. Korfmann noted that the proposed design of the home is in keeping with the neighborhood. Ms. Korfmann further noted that the slope of the rear yard impacts the ability to expand the dwelling to the rear. The second floor addition is also proposed rather than expanding the rear of the home to keep as much of the back yard open as possible.
4. The Applicant testified that the he has been a resident of North Caldwell for 11 years. The proposed renovation will allow for a master bedroom and bedrooms for each of his 3 children on the second floor. The Applicant testified that he wishes to have a home in North Caldwell for his children as his ex-wife is also a resident. The proposed renovation project will make it easier to share custody of his children while they are students in North Caldwell schools.
5. The Applicant proposes to construct a second floor addition above the existing first floor of the dwelling with a 12 inch overhang. The overhang was designed to enhance the exterior appearance of the dwelling.
6. The Applicant noted that the proposed addition does not increase impervious coverage on the lot, which is below the maximum coverage permitted by the Borough Code.
7. The matter was opened to the public. Mr. Anthony Michelotti, 10 Maple Drive, stated that he has no issues with the Applicant's proposal to construct a second floor addition.

**NOW, THEREFORE, BE IT RESOLVED** that based on the facts as found above, the Board finds that the variance relief requested can be granted without substantial negative impact to the intent and purposes of the Zone Plan and Zoning Ordinances of the Borough of North

January 13, 2016

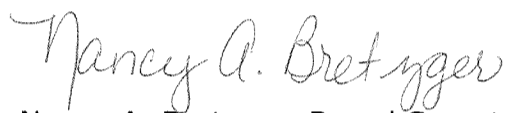
Caldwell and furthermore, the Applicant has sustained his burden of proof that a hardship exists to permit granting the relief requested. Mr. Augustitus noted that the proposed dwelling looks much nicer with the 12 inch overhang. Therefore, on a motion by Ms. Augustitus, seconded by Mr. Lisa, the Board hereby grants the Application of Marc Conrow, as submitted. Ms. Jenkins, Mr. Wangner, Mr. Lisa, Mr. Augustitus, Mr. Salan, Mr. Ritter, Mr. Schwartz and Ms. Tanelli voted in favor of the Application.

**IT IS HEREBY CERTIFIED** that this is a true and correct copy of the resolution adopted this 13th day of January, 2016, by a majority of the members of the Board present at such meeting and who voted in this matter at the meeting held on December 16, 2015.

Mrs. Jenkins moved to accept the resolution in the Matter of Marc Conrow as submitted. Mr. Wangner seconded the motion with all other members approving.

There being no further matters to come before the Board, the meeting was adjourned at 8:24 p.m.

Respectfully Submitted,



Nancy A. Bretzger, Board Secretary