

March 16, 2016

The Meeting of the North Caldwell Board of Adjustment was held at Borough Hall, Gould Avenue on Wednesday, March 16, 2016 starting at 8:04pm.

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. Ritter, Mrs. Jenkins, Mr. Augustitus, Mr. Wangner, Mr. Kearney

Absent: Mr. Shah, Mr. Salan

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

## **APPLICATIONS**

### **MATTER OF MR. & MRS. GARY DELPIZZO, 283 MOUNTAIN AVENUE, BLOCK 1004, LOT 7**

Mr. Gary DelPizzo, Applicant and Mr. Gerry Anthony Bruno, Jr., Architect, were sworn in. Mr. Bruno presented his credentials to the Board and was accepted as an expert witness. Mr. DelPizzo stated he currently lives in Bloomfield. He is familiar with North Caldwell as he is a landscaper and has worked in town. He purchased the Mountain Avenue property approximately one year ago. He stated the house has been neglected and in disrepair. He purchased the house so that he could renovate it and move his family to North Caldwell.

Mr. Bruno stated the proposed plan is to include construction of a covered porch. In the front corner of the house, the covered porch will help support the expansion of the second floor. The sunroom, which is currently sinking, will be rebuilt and a rear deck will be added. The roof will be removed and a second floor will be built. Behind the house, Mr. Bruno proposed a new detached garage. The garage will be a mini version of the house. The foundation of the home will remain. The first floor walls will remain but the interior layout will be reconfigured. The second floor will be built over the main part of the house and the sunroom. The second floor layout will be bedrooms and bathrooms. The brick, currently on the front of the house, will be removed and replaced with stone. There will be a combination of siding and shingles on the rest of the house. Landscaping will be planted around the entire property and garage.

The Board questioned the location of the garage and if attaching the garage to the house was considered. Mr. Bruno stated the proposed location of the garage was designed with aesthetics in mind and to accommodate the turning radius for cars turning into the garage.

The meeting was open to the public.

Mrs. Phyllis Antonicello – 238 Smull Avenue was sworn in. Mrs. Antonicello stated the rear of her property butts up against this property. Her grandchildren live in the house next door to 283 Mountain Avenue. She stated she is very pleased with the plans and feels the renovation will be a huge improvement to the neighborhood.

Mr. Augustitus complimented Mr. Bruno on the plans and stated he was very happy with them. He feels the house will be a great improvement to Mountain Avenue.

Mr. Augustitus moved to accept the Application as proposed, seconded by Mr. Wangner with all others voting yes.

## **REQUEST FOR VARIANCE EXTENSION**

### **MATTER OF MR. WILLIAM FORMOSA, 15 CAMBRIDGE DRIVE, BLOCK 1205, LOT 9**

March 16, 2016

The Board discussed the extension request and adjourned the matter until next month so that Mr. and Mrs. Formosa could come before the Board to state their case.

Mr. Wangner moved to adjourn the variance extension request, seconded by Mr. Augustitus with all other members voting yes.


**MINUTES**

Mr. Augustitus moved to accept the minutes of the Regular Meeting of January 15, 2015, seconded by Mr. Wangner. Said motion carried unanimously.

Mr. Augustitus moved to accept the minutes of the Regular Meeting of February 18, 2015, seconded by Mrs. Jenkins. Said motion carried unanimously.

There being no further matters to come before the Board, the meeting was adjourned at 8:55 p.m.

Respectfully Submitted:

  
\_\_\_\_\_  
Nancy A. Bretzger, Board Secretary