

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD
MEETING MINUTES
August 8, 2007

Meeting called to order at 7:35 p.m. "Pledge of Allegiance to the Flag" recited.

Roll Call: Nita Galate, Tom Foley, Michael Stanzilis, Frank Hughes, Robert van den Hende, Margarete Wilson, Melissa Fostle, Raymond Simard, Joanne Sendler, Lee Loughridge, John Driscoll, Arthur Ondish, and Johanna LoPonte.

Motion to approve minutes of July 11, 2007 meeting by Hughes, second by Galate. All in favor.

Motion to approve vouchers. Motion by Sendler, second by Hughes. All in favor.

Old Business:

VanZeyl, Block 57 Lot 2, 33 Bertrand Island Road – one story addition to an existing one-story garage.

Van Zeyl – applicant

David Zimmerman – Planner sworn in stated qualifications

Tom Foley – recused himself . Mr Foley lives at 35 Bertrand Island Road and is adjacent to applicant within 200'

Zimmerman – applicant is in RA-40 zone where maximum coverage is 15%, proposed coverage substantially more. Property is a pre-existing non-conforming use. Applicant has received permit from NJ DEP for stream encroachment for garage and paver driveway.

Ken Dykstra – Civil Engineer sworn in - stated qualifications. Shows exhibit (D-1) of applicants plans. Stated stream encroachment permit (exhibit D-2) filed for on January 25, 2006 for boat ramp was not needed according to NJ DEP. Stream encroachment permit (exhibit D-3) for garage

and paver driveway approved April 9, 2007. Applicant will be remove specific pavers as instructed by NJ DEP.

Dykstra – Garage proposal 20' x 28' 10" with a height of 14' 10". Applicant wants the depth of 28' 10" in order to store boat. Applicant wants to move garage towards street.

Driscoll – Foley residence is actually larger than depicted on plans of 6/25/07 submitted by applicant because of newly constructed addition.

Phil – What is the reason for applicant (VanZeyl) to go out to the front of property rather than to the rear?

Zimmerman – Introduces photo exhibit (Z-1) of VanZeyl and Foley properties. VanZeyl garage would block Foleys view if put in rear.

Dykstra – Fenced in area is in flood plain would need to vegetate the area.

Galate - Time table to re-do NJ DEP requirements (pavers and vegetation)

Dykstra – No time line specified, acknowledges it needs to be done in a reasonable time period

Dykstra – Paver patio area to be turned into walking area, pavers to be removed adjacent to lake and adjacent to house. Seventy-five feet of pavers will remain on Lake Shore Village property. Van Zeyl will obtain a copy of letter from Lake Shore Village allowing this and submit it to the board.

van den Hende – Number of bedrooms is three (3), how many parking spaces allowed?

Phil – Two (2) on-sight per borough ordinance.

Phil - Boat ramp – reference to letter dated January 5, 2006 from Dennis Contois of NJDEP referring to revised plans dated August 22, 2005 from Van Zeyl. Letter does not acknowledge constructing a new one without a permit.

Dykstra- NJDEP may not have understood what was being applied for. Will contact Dennis Contois of NJDEP and ask for new letter.

Fostle – What is the benefit of moving the garage closer to the road?

van den Hende – Placing garage to proposed area is better. Doesn't see it being a safety issue.

LoPonte – Aesthetically it would be better to move the garage to the proposed area.

Dykstra – Garage would be 3' closer to the road than Foley's

Phil – Will there be an addition to the garage or will it be rebuilt?

VanZeyl – 3 walls will remain

Phil – Garage will have shed roof. Will 9' offset be to columns or roof?

Dykstra – 9' will be to the structure of garage not columns. Columns may not be able to be built.

Zimmerman – Addresses Daren's completeness letter. Variance needed for garage (pre-existing conditions – lot size and width). Variance for dock (wider than ordinance allows).

Stanzilis – Will there be an increase to the footprint.

Zimmerman – There will be an increase to the porch. Applicant opts to remove posts.

LoPonte – Boat ramp – approval conditioned upon DEP ramp approval

Driscoll – Bifurcate application? Approve garage, address boat ramp later?

Zimmerman – Asks for adjournment until October meeting as per applicants request (will wait for decision from DEP about boat ramp).

Open to public: 9:15 p.m.

Karen Foley – 35 Bertrand Island Road – neighbor to applicant would not mind garage being closer to road.

Stanzilis – Do you consider it a safety issue?

Karen Foley – No safety concerns.

Jennifer Hedden – 27 Bertrand Island Road – neighbor to applicant has no opposition of garage being closer to road

Closed to public: 9:20 p.m.

Board grants extension to applicant for two months, no re-notification needed. Carried to October 19, 2007 meeting.

Phil – Recommends revising architectural design of garage to show no columns.

Selvaggi – Suggests administratively dismissing Schneiders application without prejudice.

Board agrees.

Meeting adjourned at 9:25 p.m.

Carolyn O'Connor