

**MONTGOMERY TOWNSHIP ZONING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
MARCH 19, 2013**

MINUTES

Chairman Walker called the meeting to order at 7:37 p.m. and read the opening statement which affirmed that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Chairman Walker; Vice Chairman Gamache; Mr. Drift; Mr. Gale; Mr. Thompson; Mr. Wilson; Mr. Voitach; Mr. Francolini, Alternate #2; Mr. Post, Alternate #3; Ms. Covello, Alternate #4

ALSO PRESENT: Mr. Drill, Board Attorney, Ms. Coppola, Board Planner, Mr. Palmer, Zoning Officer; Ms. Madrid, Township Committee Liaison

I. Chairman Walker led the Salute to the Flag.

II. RESOLUTION

Resolution No. 2012-06

Case BA-02-12

Block 24001 Lot 29.11

Bulk Variance

Applicant: Lori and Gerald Hogan III

A motion to memorialize the resolution was made by Chairman Walker, which was seconded by Mr. Drift. This was carried on the following roll call vote:

Ayes: Drift, Francolini, Wilson, Voitach and Walker

Nays: None

III. APPLICATION

Case BA-02-13

Block 7006 Lot 22

Bulk Variance

Expiration Date – 6/29/2013

Affidavit of Notification and Publication Required

Applicant: Carolyn and Richard Naughton

Notice was found to be in order. Cindy Coppola and Carolyn and Richard Naughton were sworn in.

Mr. Naughton explained that he would like to expand the small mud room/laundry room and add office space for the children to do their homework in one of the existing garage bays. An additional bay would then be added so there would still be a 2-car attached garage. The building envelope is very tight due to the setbacks and the shape of the lot. The addition of the garage bay will encroach into the front setback by approximately 16'. The natural shape and appearance of the house would not change with the expansion to the front. The house is set further back than most of the neighboring houses. Mr. Naughton described the architectural plans which have been revised to show the existing bilco doors. The bilco doors prevent the addition from going on the side of the house. There will be no additional living space above the garage. He showed the Board photos of the house and yard. The addition to the side of the house rather than the front of the house would have more of an impact on the neighbors.

Ms. Coppola discussed her March 13, 2013 memo. The setback of the new addition will be 34.25' from the street line. Asphalt is being added to the driveway to accommodate the new bay area but the proposed coverage will be under the 15% maximum permitted. The lot is oddly shaped due to its frontage and location on the cul-de-sac bulb which makes it have a very constrained building envelope. Ms. Coppola opined that there really is no other place to propose an additional bay to the garage without having some other setback issue due to the constraints to the lot and to the configuration of the interior layout of the house. There is no additional living space that will extend into the required front yard setback. The existing landscaping on the site will help screen the adjacent neighbor to the east. There are also trees that will help screen the property along Rollin Hill. There will not be a substantial impairment to the zone plan or master plan.

Vice Chairman Gamache asked if the office is to be used for a business where customers would come. Mr. Naughton said it will be used for the children to do their homework. Vice Chairman Gamache asked if there should be a condition that the applicant maintains the screening on the north side to screen the neighbor on Lot 21. Ms. Coppola did not think it was necessary to make that a condition since it is a small one story addition.

Chairman Walker opened the meeting to the public. There was no public comment. A motion to close the public hearing was made by Mr. Drift, which was seconded by Mr. Wilson. This was carried on the following voice call vote: Ayes (7) Nays (0)

A motion to approve the application was made by Mr. Wilson, which was seconded by Mr. Drift. This was carried on the following roll call vote:

Ayes: Drift, Gamache, Gale, Thompson, Wilson, Voitach and Walker

Nays: None

IV. MINUTES

December 18, 2012 – Regular Meeting

A motion to approve the minutes was made by Mr. Wilson, which was seconded by Vice Chairman Gamache. This was carried on the following roll call vote:

Ayes: Drift, Francolini, Thompson, Wilson, Voitach and Walker

Nays: None

January 15, 2013 – Regular Meeting

A motion to approve the minutes was made by Vice Chairman Gamache, which was seconded by Chairman Walker. This was carried on the following roll call vote:

Ayes: Drift, Francolini, Gamache, Gale, Post, Thompson, Wilson, Voitach and Walker

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:15 p.m.