

A motion to approve the submission waivers was made by Mr. Fedun and seconded by Mr. Kabis. The motion carried on the following roll call vote:

Ayes: DeRochi, Fedun, Kabis, Woitach, Lopez-Lopez, Blodgett and Sudol

Nays: None

Mr. Schatzman summarized that the application is for a use variance for an expansion of a nonconforming use. The architect will provide testimony that some of the buildings have existed since the 1800's and that the buildings have been residential uses since the zoning ordinance was adopted. Bulk variance approval is required for lot depth, front yard setback for the main dwelling, front yard setback for the guesthouse, side yard setback for the guesthouse and possibly lot coverage. The property is within the R-5 zone but is grandfathered under the R-1 zoning.

Mr. Holtermann, the applicant's architect, was sworn in. Mr. Holtermann gave the Board his qualifications and was accepted as an expert witness. The house and guest house are part of the Blawenburg Historic District. The guest house is listed as the Carriage House and as a contributing structure on the nomination form. Mr. Holtermann referenced the variance plan that was submitted with the application. A portion of the main house is also from the Covenhoven/Stout Farm circa 1800. The house is listed as the Wagon House and as a noncontributing structure on the nomination form. Based on the stone fireplace and joists, the guest house was likely converted in the early 20th century but pre-war. Mr. Holtermann referenced the architectural plans that were submitted with the application and described the plans. The additions to the residence consist of a garage, mud room and a porch. A rendering showing the view of the residence from the front and from the rear was marked as Exhibit A-1. The Wagon House portion of the structure will be reconstructed in its original form except to raise the roof 2½ feet to add head room to second story and there is a full basement rather than the existing stone foundation. The existing middle portion of the residence is being extended into the rear yard. The second floor plan of the residence was described. There will be open space above the three car garage (not specific living space). The guest house will be expanded to the rear with an addition and a porch. A packet consisting of a cover sheet and twenty colored photos was distributed and marked as Exhibit A-2. The cover sheet is an aerial of the overall site which shows the location of the residence, the location of the guest house and the treed areas. Page 1 of the packet shows the street views of the residence and guest house from Mountain View Road. The photos on page 2 show the north end of the property including the existing shed to be removed. The photos on page 3 are looking west and south from the rear of the property. The photos on page 4 show the rear of the residence, the driveway below the guest house looking north and looking west and the lower shed that will be removed. The photos on page 5 show longer views off the south side of the site looking south and southwest. The Landmarks Commission approved the plans on February 27, 2019 (marked as Exhibit A-3). The proposal is to use white wood siding. The proposed plan improves the aesthetic qualities of the two buildings, makes the two houses more suitable for modern living and preserves the historical nature of the property.

Mr. Schatzman and Mr. Haltermann discussed questions raised by the Board professionals. The project will be constructed in a single phase. The existing fencing located within the right-of-way can be removed if required by the Township Engineer. There will be no change in the number of bedrooms; three in the residence and one in the guest house. Any encroachments on the property will be removed. All construction details will be provided for review. The guest house will not be used for commercial purposes or for a business or home occupation. Mr. Haltermann referenced the landscape plan (marked as Exhibit A-4) to show the location of the three HVAC units for the residence. The ideal place for their location is between the hedge and the front wall of the house since there are no doors on the front of the house. They will be screened from the street by the hedge. Each unit will be a maximum of 30 inches square. Additional screening of the units, if necessary, is subject to the review and approval of the Township Landscape Architect. If the fence is permitted to stay within the right-of-way, there will be an agreement subject to the Township Attorney and Township Engineer saying if that portion of the right-of-way is ever needed the applicant will move the fence. The existing garden that straddles the rear property line will be removed. The fence along the northerly property line is owned by the neighbor. The labels on the architectural plans for the guest house will be revised. The guest house has a pull down stair in a location that conflicts with the side door. The pull down stair will be removed and installed in the corner to get up to the loft. The loft ceiling height is under 7 feet and will be used for storage and not for livable area. Final as-built drawings and grading certification will be provided prior to the issuance of a Certificate of Occupancy. All outside agency approvals will be obtained.

Chairman DeRochi opined the fence adds to the property and he would encourage the fence be permitted to stay subject to an agreement with the Township.

Ms. Goldman noted that the Variance Plan identifies the residence as a 4 bedroom dwelling. Mr. Haltermann testified it currently has 4 bedrooms which are being reduced to 3 bedrooms.

Mr. Haltermann confirmed the guest house is below 35 feet in height.

Chairman DeRochi opened the meeting to the public to question Mr. Haltermann. There were no questions from the public.

Christopher Nusser was sworn in. Mr. Nusser gave the Board his qualifications and was accepted as an expert witness. The property is approximately 1.5 acres with two existing dwellings and a number of additional improvements including driveways, walkways and sheds. All the sheds will be removed as well as a number of the walkways. The existing "lollipop" driveway that services the residence will be removed and a new driveway installed. The existing gravel driveway on the south side of the guest house will remain except for the portion to the west that leads to the shed. The removal of the existing improvements will off-set any new impervious and the proposal will not exceed the permitted lot coverage of 15%. There are no environmental constraints on the property. Mountain View Road right-of-way was dedicated as part of a grading plan application made to the Township last year and has exacerbated some of the existing setbacks. The right-of-way dedication line goes around the guest house. The bulk variances include lot depth where 200 feet is required and the existing is 189.5 feet. The main house meets all the zoning requirements except the front yard where 50 feet is required, the existing is 12.3 feet and the proposed is 11.6 feet. The guest house has a front yard setback of 2 feet where 50 feet is required and a side yard setback of 27.2 feet where 30 feet is required. The septic field will be protected so it is not compacted during construction. Septic testing was done on the western side of the property for the reserve system. The Board of Health has approved plans for an upgrade to the septic system. The drywells will need to be abandoned as part of the septic permit approval. The existing fuel tank next to the guest house will be removed.

Mr. Peck said the Board needs to determine if the architect's testimony proves that the structures have been residential uses for as long as the zoning ordinance has been in existence so the applicant can present the case as either a D2 or D1 variance.

Chairman DeRochi made a motion for the D2 variance which was seconded by Mr. Kabis. Mr. Palmer polled the Board. Chairman DeRochi, Mr. Fedun, Mr. Kabis, Mr. Woitach, Mr. Lopez-Lopez, Mr. Blodgett and Mr. Sudol agreed.

Mr. Schatzman and Mr. Nusser discussed the Board professional's reports. The project as proposed disturbs about three quarters of an acre so it is a minor project. The existing impervious surfaces are 15.4% and the project reduces it to 15%. There is a requirement for creating a drainage plan that will be reviewed by the Township Engineer. They will be able to meet the stormwater management requirements without providing any structural methods.

Mr. Cline testified that the Township Ordinance requires water quality for a minor development requiring D variance approval. The applicant will work with the Township Engineer.

Mr. Nusser testified they will need to export approximately 500 tons of material or 300 cubic yards. The driveway aprons and piping will be brought into compliance with Township requirements.

Mr. Nusser testified that the existing tree line is shown on the northeast side of the property and runs along the western side. There is approximately 2,300 square feet of tree removal required to facilitate grading. A lot of the area is scrubby underbrush with some mature trees that are dead. They will try to save the viable trees. A design waiver is required for the number of trees to be planted. The requirement is 11 trees based on the area of disturbance where none are proposed. A design waiver is required from planting street trees and from installing sidewalks.

Ms. Goldman recommended visual screening of the new garage area be provided subject to the review and approval of the Township Landscape Architect to help the visual impact to the neighbor to the north. Street trees will be planted if requested by the Landscape Architect but it was noted that they might interfere with sight distance.

Chairman DeRochi opened the meeting to the public to question Mr. Nusser. There were no questions from the public.

Mr. Nusser testified the applicant is seeking a D2 variance for the expansion of the nonconforming use. The subject property and surrounding property has been used for farming and it is quite common to have a second house on a farm property for the farm help. The project is in keeping with historic nature of the property. From a visual standpoint the additions extend to the rear. A number of structures are being removed that are in various states of disrepair which has an overall positive impact to the visual environment. The project promotes a desirable visual environment and promotes the conservation of historic sites and districts. There is no negative impact; the number of bedrooms has been decreased and the intensity of the use on the property is not

being increased. There is no impact to the zone plan. There will be a benefit from the stormwater management and water quality that is being added.

Mr. Peck said the motion would be to grant use (D2) and bulk variance approval. The D2 variances are to permit two residential structures on one lot and for the expansion of the structures. The bulk variances include lot depth, front yard setback for both of the residential structures and side yard setback for the guest house. The lot coverage variance is not needed. The design exceptions include no sidewalks, no street trees and tree planting as well as permitting two dwellings on one lot. Conditions will include the standard conditions, the conditions in the professional's review memos except as modified in the testimony, the impervious surface table will be reviewed and updated if necessary, the fence can remain in the right-of-way but will be removed by the property owner if ever required by the Township and landscaping of the northern neighbor and the HVAC units subject to the review and approval of the Township Landscape Architect.

The following roll call was taken to approve the application subject to the conditions:

Ayes: DeRochi, Fedun, Kabis, Woitach, Lopez-Lopez, Blodgett and Sudol

Nays: None

V. MINUTES

March 19, 2019 – Regular Meeting

A motion to approve the minutes was made by Mr. Fedun and seconded by Mr. Kabis. The motion carried on the following roll call vote:

Ayes: DeRochi, Fedun, and Lopez-Lopez

Nays: None

March 26, 2019 – Regular Meeting

A motion to approve the minutes was made by Mr. Blodgett and seconded by Mr. Fedun. The motion carried on the following roll call vote:

Ayes: DeRochi, Fedun, Kabis, Lopez-Lopez, Blodgett and Sudol

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 9:05 p.m.