

**VILLAGE OF LOCH ARBOUR PLANNING BOARD  
MINUTES –REGULAR MEETING  
DECEMBER 14, 2022**

**THE REGULAR MEETING OF THE VILLAGE OF LOCH ARBOUR PLANNING BOARD  
WAS HELD IN THE LOCH ARBOUR MUNICIPAL BUILDING, 550 MAIN STREET, ON  
WEDNESDAY, DECEMBER 14, 2022 AND WAS CALLED TO ORDER BY CHAIRPERSON  
ROBERT FERNICOLA AT 7:30 PM.**

Salute to the Flag. The secretary called the roll. PRESENT WERE: Commissioner D' Angelo, Mayor Fernicola, Mr. R. Fernicola, Mr. Santos, Mr. Maisto. ABSENT WERE: Ms. Appello, Mr. Cumiskey, Mr. Wiener, Ms. Wilusz

Also present were Board Engineer, Sam Avakian, PE, and Board Secretary, Marilyn Simons. Board Attorney, Mark Aikins, Esq., is enroute to the meeting.

The Board Secretary announced the notice requirements of C. 231, P.L. 1975, have been met by transmitting the notice of this Regular Meeting to the Planning Board's two designated newspapers on January 24, 2022 and March 14, 2022, posting a copy of the notice on the Municipal bulletin board, and filing a copy of the notice with the Municipal Clerk on the same date.

**MINUTES**

UPON MOTION of Mr. R. Fernicola, seconded by Commissioner D' Angelo, carried, the following minutes are approved as submitted.

- Regular Meeting of the Planning Board held on November 14, 2022.

**Recorded Vote:**

Ayes: Commissioner D' Angelo, Mayor Fernicola, Mr. R. Fernicola, Mr. Santos, Mr. Maisto

Nays: None

Abstain: None

Absent: Ms. Appello, Mr. Cumiskey, Mr. Wiener, Ms. Wilusz

**CORRESPONDENCE – None**

**OLD BUSINESS**

**A. 337 Euclid Avenue, Block 3, Lot 16, (Variance)**

This matter was carried from the November 9, 2022 Planning Board Meeting, without the need for further notice.

- Revised Architectural Plans prepared by Michael Savarese Associates, revised thru November 30, 2022, consisting 8 pages.

The Applicant is requesting approval from the Planning Board for a two-story addition and a second story addition over the existing one-story family dwelling. The applicant is also proposing improvements to the walk, drive way and patio. The improvements require a variance for building coverage.

**B.337 Euclid Avenue, Block 3, Lot 16 ( Major Alteration)**

An Applicant for a Certificate of Appropriateness was received regarding 337 Euclid Avenue, Loch Arbour, New Jersey.

The following Exhibits were marked into evidence at the Planning Board Hearing held November 9, 2022:

Exhibit A-1: Variance/COA package received by Applicant – Service of Process – Architectural Plans consisting of 8 pages prepared by Michael Savarese, RA, of Michael Savarese Associates revised thru July 22, 2022.

Exhibit A-2: 2x3 Board - 4 colored photos of existing house (on poster board) Photos taken by Mr. Savarese

Exhibit A-3: 2x3 Board referencing Historic character of house

Exhibit A-4: 2x3 Board 19 colored photos and 1 google image

Exhibit A-5: 2x3 Board 6 colored photos of similar homes in the area

Exhibit A-6: 2x3 Board 3D colored rendering of proposed home – Euclid Avenue side

Exhibit A-7: 2x3 Board 3D colored rendering of proposed home – Page Avenue side

The following Exhibits were marked into evidence at this hearing:

Exhibit A-8: Architectural Plans of Michael Savarese & Associates, revised through November 30, 2022, consisting of 8 pages.

Exhibit A-9: Colored rendering of proposed home – Euclid Avenue side

Exhibit A-10: Colored rendering of proposed home – Page Avenue side

Exhibit A-11: Document prepared by MSA, Architect dated October 11, 2022, consisting of existing site photos, street façade, architectural examples, historic style reference consisting of 4 pages.

Exhibit A-12: Sheet 1, Exhibit A-8, hand marked by Architect, Michael Savarese.

Jennifer Krimko Esq., of the law firm, Ansell, Grimm and Aaron, PC, appearing on behalf of her client, Mr. Dweck. Mr. Krimko summarized the revisions to the plans that were submitted to the Board. Ms. Krimko explained the size of the home has been reduced in coverage to 20.9%. Ms. Krimko spoke about the architectural features regarding the dwelling.

Mr. Savarese was sworn in at the meeting held on November 9, 2022.

Mr. Savarese referenced Exhibit 12 and testified the house was reduced by 202 square feet from the initial plan that was proposed to the Board. The building coverage is now being proposed at 20.9%. Mr. Savarese testified the .9% overage is for the overhangs and porch. Mr. Savarese testified the total of 473 square feet represents the porch covering and overhangs.

Mr. Savarese referenced Exhibit 11, page 2 of 4. Mr. Savarese stated he made an analysis of the neighboring homes in the area. He testified to the size of the homes in the neighborhood, as well as, stating the character of the proposed dwelling is consistent with the homes in the area.

The Board discussed with Mr. Savarese the overage of the building coverage of .9%. They discussed the steps and overhang in the rear of the proposed home. Mr. Savarese confirmed the total lot is 9592 square feet, this lot is a oversized lot.

Ms. Krimko stated regarding the overage of building coverage and the element of the overhangs, the applicant is meeting the intent and purpose to keep the massing of the dwelling at a lower amount.

Mark Aikins, Esq., entered the meeting.

Mr. Savarese testified the lot coverage is under the allowed amount. The proposed lot coverage is 16.74%.

The Board Chairperson asked the Board for any questions.

The Board and Mr. Savarese discussed the eaves on the proposed dwelling. Mr. Savarese testified the extended eaves are approximately 163 square feet. He also spoke about the eaves and architectural feature it brings to the character of the dwelling. Mr. Savarese also testified from the initial proposed plans, the habital space in the dwelling has been reduced. Mr. Savarese also testified the dwelling is appropriately sized for the lot.

Mr. Santos discussed with Mr. Savarese the existing structure. Exhibit 11 was referenced. The Board discussed the proposed plan and the adjacent properties in the neighborhood.

Mr. Avakian discussed with the Board the percentage of coverage for the eaves and stairs located in the back of the home. Ms. Krimko discussed with the Board cutting back the eaves on the dwelling.

Ms. Krimko stated to the Board this application is not a hardship, but this proposed application is a better zoning alternative to have the proposed architectural features. She stated this proposal limits the massing of the building.

Mr. Fernicola discussed with Mr. Savarese the entrance on the page side of the dwelling. Ms. Krimko confirmed the front porch is being returned to its original state, losing some habital living space within the home. The professionals and the Board discussed the dimensions of the proposed family room. Mr. Savarese testified the revised plans submitted reduced the bedrooms to 5. There are 4 bedrooms on the 2<sup>nd</sup> floor and one bedroom in the basement.

The Board discussed how if they granted this variance for coverage, it sets a precedence. The Board discussed this lot being an oversized and a corner lot. Ms. Krimko discussed with the Board why they should grant this variance.

Mr. Fernicola discussed with Ms. Krimko that the Board is struggling with granting this variance, even though it is a very small amount of coverage. Mr. Savarese discussed with the Board the existing living room and dining room square footage.

The Mayor referenced Exhibit A-8, sheet 3 and discussed with Mr. Savarese the square footage of the proposed family room, kitchen area.

Mr. Aikins discussed with the Board an alternate plan to reduce the coverage.

Ms. Krimko formally put on the record this application is amended to stipulate no variances will be required. Ms. Krimko confirmed the application is being amended by reducing the eaves from one foot to 8 inches and reduce the size of the rear steps, to fully conform with the maximum building coverage of 20%. The revised plans will be provided to the Village Engineer for confirmation this application fully conforms.

The Board then discussed the Application for a Certificate of Appropriateness (Major Alteration).

Michael Savarese, testified the architectural style of the proposed dwelling is consistent with the neighborhood and the Historic Preservation Ordinance Criteria.

Mr. Savarese testified to the proposed dwelling and the criteria under the Historic Preservation Ordinance. Mr. Savarese testified the architectural style of the home today is a gable sided bungalow style. The proposed home is an appropriate Victorian style home. Mr. Savarese also testified the roof, chimney and windows are consistent with the historic district. Mr. Savarese testified to the materials being used. Mr. Savarese stated the dwelling has a positive effect and anchors the corner lot that it will be located on.

The Board had no further questions.

UPON MOTION of Mr. Fernicola, seconded by Commissioner D' Angelo, carried a Certificate of Appropriateness (MAJOR) be granted for the Application regarding 337 Euclid Avenue, Block 3, Lot 16, with any and all conditions which will be set forth in the Resolution. The Resolution will be memorialized at the next regular scheduled Planning Board Meeting on January 11, 2023.

Recorded Vote:

Ayes: Commissioner D' Angelo, Mayor Fernicola, Mr. R. Fernicola, Mr. Santos, Mr. Maisto

Nays: None

Absent: Ms. Appello, Mr. Cumiskey, Mr. Wiener, Ms. Wilusz

**NEW BUSINESS – None**

**SCHEDULING -**

**A. Pending Application –** 100 Elberon Avenue  
Block 4, Lot 1

**B. Next Planning Board Meeting –** Wednesday, January 11, 2023 at 7:30 p.m.

**PUBLIC COMMENTS –**

UPON MOTION of Mr. R. Fernicola, seconded by Commissioner D' Angelo, carried that the meeting be opened to the public for comments.

No public present.

UPON MOTION of Mr. R. Fernicola, seconded by Commissioner D' Angelo, carried that the meeting be closed to the public.

Recorded Vote:

Ayes: Commissioner D' Angelo Mayor Fernicola, Mr. R. Fernicola, Mr. Santos, Mr. Maisto

Nays: None

Abstain: None

Absent: Ms. Appello, Mr. Cumiskey, Mr. Wiener, Ms. Wilusz

UPON MOTION of Mayor Fernicola, seconded by Commissioner D;' Angelo, carried, that the meeting be finally adjourned at 8:45 PM.

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Marilyn Simons  
Board Secretary