

VILLAGE OF LOCH ARBOUR PLANNING BOARD

MINUTES –REGULAR MEETING

February 17, 2021

<https://zoom.us/j/9871856747>

Meeting ID: 987 185 6747

One Tap Mobile:

Call # 1-646-558-8656

Meeting ID/PIN: 987 185 6747#

**THE REGULAR MEETING OF THE VILLAGE OF LOCH ARBOUR PLANNING BOARD
WAS CONDUCTED VIA ZOOM, ON WEDNESDAY, FEBRUARY 17, 2021 AND WAS CALLED TO
ORDER BY MAYOR FERNICOLA AT 7:30 PM.**

FOLLOWING THE SALUTE TO THE FLAG, the following member was sworn into office as a Member of the Planning Board of the Village of Loch Arbour and signed the Oath of Allegiance and Office.

- Antonio Santos as a Class IV (resident) Alternate Member for a 2-year term

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

Also present were Board Attorney, Sanford Brown and Board Secretary, Marilyn Simons.

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 22, 2021, 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.

CORRESPONDENCE – None

MINUTES -

UPON MOTION of Mayor Fernicola, seconded by Mr. R. Fernicola, carried, the following minutes are hereby approved as presented.

- Reorganization and Regular Meeting of the Planning Board held on January 20, 2021;

Recorded Vote:

Ayes: Mayor Fernicola, Ms. Appello, Mr. R. Fernicola, Ms. Gosline, Mr. Wiener, Ms. Wilusz, Mr. Maisto

Nays: None Abstain: Mr. Santos Absent: Commissioner D' Angelo

OLD BUSINESS –

Continued from January 20, 2021 Planning Board Meeting

A. PE, 601 Main Street, Block 1, Lot 3, Amended Site Plan Approval

An Amended Application was received on behalf of Patti Englert, 601 Main Street, LLC., requesting review of plans to determine if they conform with the requirements of the Land Use Development Ordinances.

A Letter was received by Attorney for Applicant, Evan Zimmerman, Esq., requesting to have this matter carried until the next scheduled Planning Board Meeting.

UPON MOTION Mayor Fernicola, seconded by Mr. Fernicola carried the pending application for Amended Site Plan Approval for 601 Main Street, Block 1, Lot 3, will be carried until the next Planning Board Meeting scheduled for Wednesday, March 17, 2021 at 7:30 p.m., with no need for any further notice, unless the application is modified, and with the understanding the Board will not grant any further adjournments.

Recorded Vote:

Ayes: Mayor Fernicola, Ms. Appello, Mr. R. Fernicola, Ms. Gosline, Mr. Wiener, Ms. Wilusz, Mr. Santos, Mr. Santos

Nays: None

Absent: Commissioner D'Angelo

NEW BUSINESS –

A. Carr, 203 Edgemont Drive, Block 10, Lot 13

The applicant is requesting approval from the Planning Board for the construction of a small second floor addition to the rear of the dwelling. The development of a non-conforming structure and a request for a variance for side building setback. The property has non-conformities in building coverage, lot area, and lot width.

B. Carr, 203 Edgemont Drive, Block 10, Lot 13 – Certificate of Appropriateness

(Major Alteration)

An application for a Certificate of Appropriateness was received on behalf of Mr. Leonard Carr.

The following Exhibits were marked into evidence:

Exhibit A-1: Survey of Property prepared by Morgan Engineering and Surveying, dated August 6, 2020. (1 Sheet)

Exhibit A-2: Architectural Plans prepared by Robert A. Hazelrigg & Associates, dated February 3, 2021. (10 Sheets)

Exhibit B-1: Letter prepared by Board Engineer/Planner, Peter R. Avakian, PE, dated February 12, 2021. (3 Sheets)

Appearing on behalf of the applicant is Jennifer Krimko, Esq., of the law firm Ansell, Grimm & Aaron. Ms. Krimko summarized the application. She confirmed, due to the fact that a variance is required, this will be a brand new application before the Board tonight.

Robert Hazelrigg, Architect was sworn in. The Board accepted Mr. Hazelrigg as an expert witness in Architecture.

Mr. Hazelrigg referenced Exhibit A-1, and testified to the variances being sought – 2nd floor addition, rear of the building - side yard setbacks on the east and west side. Discussed were the pre-existing non-conformities of the property.

Mr. Hazelrigg referenced Exhibit A-2, Page SS1.0 and testified to the architectural features in the surroundings homes in the area.

Mr. Hazelrigg testified to the 1st Floor interior changes and testified to the removal of the stairs in the back of the home and the proposed wood deck and stairs. He also testified the air conditioning unit will be removed and built onto the back of the house, to protect the unit from a flooding situation. Mr. Hazelrigg testified to the proposed 2nd floor addition in the back of the home.

Mr. Hazelrigg testified to the historic front façade and the proposed front façade of the home. He testified the homeowner would like to bring the home back to the original design, including the windows. He testified to the changes being proposed. The proposed windows on the 2nd floor of the home would be an olive color and be 5-double hung windows. These windows are being proposed, to restore to the original architecture. Mr. Hazelrigg testified the porch on the 1st floor porch would have 3 double hung windows. Mr. Hazelrigg testified regarding the proposed stairs in the front of the premises.

Mr. Hazelrigg testified to the addition to the 2nd floor in the back of the home. He testified to the roof line. He also testified to the removal of the concrete deck in the back of the home and the proposed replacement of a wood deck.

Ms. Krimko discussed with Mr. Hazelrigg the proposed 2nd floor addition in the back of the home, and Mr. Hazelrigg testified to the side yard setback variances being sought and the roof overhangs. Ms. Krimko also discussed with Mr. Hazelrigg the roof overhang being a better zoning alternative. The proposal is to match the roof and extend the eave to match the existing overhang. Mr. Hazelrigg confirmed no determinantal impact of light, air and open space to the neighbors on either side of the premises.

Mr. Hazelrigg testified to the colors and the materials being proposed: The roof will be gray; windows will be olive green and the stucco being proposed is off white. He confirmed that all the stucco is being replaced. Mr. Hazelrigg testified the homeowner is returning the home to what was originally intended.

Regarding the Certificate of Appropriateness, Mr. Hazelrigg testified to the architectural design of the home and the homes in the surrounding area. Mr. Hazelrigg testified that the new homeowner is proposing to replace the modern features of the home, and bringing it back to the historic beauty. He testified to the roof line and how it would look aesthetically. He testified the proposed windows will return the home to the original architecture details. He testified to matching the color of the roof and returning the home to exactly what the home looked like historically.

The Mayor asked if there are any questions for Mr. Hazelrigg. Board member Santos spoke to Mr. Hazelrigg about the condenser unit and Mr. Santos does not believe that the unit will fit on the east side of the home. Ms. Krimko confirmed the unit will be going on the north side. Mr. Hazelrigg testified there are two units and they are going on the back of the house.

UPON MOTION of Mayor Fernicola, that the hearing be opened to the public for questions or comments of Mr. Hazelrigg. No questions or comments from the public at this time.

Board discussed the application. The Hearing was closed.

UPON MOTION of Mayor Fernicola, seconded by Mr. R. Fernicola, carried that variances be granted for the application of 203 Edgemont Drive, Block 10, Lot 13 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 March 17, 2021.

Recorded Vote:

Ayes: Mayor Fernicola, Ms. Appello, Mr. R. Fernicola, Ms. Gosline, Mr. Wiener, Ms. Wilusz, Mr. Santos, Mr. Maisto **Nays:** None **Absent:** Commissioner D' Angelo

UPON MOTION of Mayor Fernicola, seconded by Ms. Wilusz, carried that a Certificate of Appropriateness (MAJOR) be granted for the application of 203 Edgemont Drive, Block 10, Lot 13 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 March 17, 2021.

Recorded Vote:

Ayes: Mayor Fernicola, Ms. Appello, Mr. R. Fernicola, Ms. Gosline, Mr. Wiener, Ms. Wilusz, Mr. Santos, Mr. Maisto **Nays:** None **Absent:** Commissioner D' Angelo

DISCUSSION/VOTE –

A. Pending Application –

The following application was received, said application will be scheduled when the Village Engineer deems the application complete.

- **GOODMAN, 2 Elberon Avenue, Block 5, Lot 1, Variance/ Cert. of Appropriateness**

B. Next Planning Board Meeting – Wednesday, March 17, 2021 at 7:30 p.m.

C. Stormwater Management Compliance – Email was sent to all Board Members. Directing to go to DEP Website and click on “ASKING THE RIGHT QUESTIONS IN STORMWATER VIEW”. Please email the Village Clerk to confirm the requirement was completed.

PUBLIC COMMENTS – Upon Motion of Mayor Fernicola, seconded by Mr. Wiener the meeting be opened to the public. No public comment. Upon Motion of Mayor Fernicola, seconded by Ms. Wilusz the meeting be closed to the public.

UPON MOTION of Mayor Fernicola, seconded by Mr. Wiener, carried, that the meeting be finally adjourned at 8:20 PM.

Marilyn Simons
Board Secretary