

CITY OF SOUTH AMBOY
PLANNING BOARD
REGULAR MEETING/MINUTES
MARCH 25, 2015

Members present: Michael Wilday, Councilwoman Noble, Thomas Kelly, Richard Moran, Robert Paulukiewicz, Darcy McCabe-Brew, Holly Hughes, Mary Szaro

Members absent: Mayor Henry, Francis Mulvey, Peggy Scarillo, Frank Milatta, Bette Leibowitz

Also present: Jason Valetutto, P.P., Andrew Brewer, Esq.

Meeting was called to order followed by the salute to the Flag.

Chairman Wilday stated adequate notice of this meeting has been provided under "The Open Public Meeting Act" by advertisement.

Roll call was taken at this time.

Motion by Richard Moran, seconded by Robert Paulukiewicz to accept the Minutes of the February 25, 2015 meeting. Motion carried 7-0, 1 abstention.

Completeness Committee

Completeness Committee member Richard Moran stated that Application #357-15 for Louise & Rick Labraccio has been reviewed and deemed complete subject to the requirements listed in the AJV Engineering correspondence of March 4, 2015. Motion by Richard Moran, seconded by Michael Wilday to deem the application complete. Motion carried 2-0.

Frank De Lucca – Application # 356-15

Frank De Lucca and Jason Valetutto were sworn in. Chairman Wilday confirmed jurisdiction. Mr. De Lucca stated that he available to answer any questions and move forward with the approval of the application.

Chairman Wilday requested that MR. De Lucca state his proposed plans for the record. Mr. De Lucca they have an existing open porch in their back yard that they would like to enclose including an addition of a three foot overhang toward just the back of the porch. He stated that was the only addition to the footprint and it doesn't add to the footprint on the ground itself.

Mr. De Lucca said that they would like to enclose the porch to be used for a recreational or relaxation area and as it will be enclosed and insulated, it will allow more time to use the house for that purpose.

Jason Valetutto asked Mr. De Lucca if he was in receipt of a letter from March 6, 2015. Mr. De Lucca confirmed receipt of said letter. Mr. Valetutto noted for the board that by enclosing the porch it is deemed part of the structure so therefore it will affect lot coverage which will be increasing an existing variance from 30.01 percent to 33.58 percent where a maximum permitted in the zone this home is located in is 25 percent.

Thomas Kelly asked for the purpose of the three-foot overhang. Mr. De Lucca said that it was to add to the space that will be used back there. Mr. Kelly asked if the overhang will be floor or roof overhang. Mr. De Lucca said that it will be floor and a roof will be reframed to cover.

Chairman Wilday opened the discussion to the public. There was no public wishing to speak.

Motion by Richard Moran, seconded by Darcy McCabe-Brew to close the public portion of this application. Motion carried 8-0.

Motion by Thomas Kelly, seconded by Richard Moran to approve the application subject to the conditions set forth in the correspondence from AJV Engineering of March 6, 2015. Motion carried 8-0.

Louise & Rick Labraccio – Application # 357-15

Louise Labraccio was sworn in. She said they want to enclose the existing front porch.

Jason Valetutto asked if Ms. Labraccio was in receipt of a letter from AJV Engineering dated March 6, 2015. Ms. Labraccio took a moment to look over said letter and showed it to her contractor.

At that time general contractor Michael Heffner was sworn in.

Mr. Valetutto reviewed the March 6 letter and noted for the board that enclosing the porch makes is considered part of the structure which affects lot coverage and all setbacks. Currently the front yard setback to the home is 13 feet but when they enclose the porch the new front yard setback is going to be 4.3 feet vs. a required minimum of 25 feet for the zone.

Similarly for the side yard, the property currently is at a 2 foot setback when 5 feet minimum is require. They're expanding the building forward so they're not really increasing the side yard variance. They're just maintaining the existing variance.

The lot coverage prior to enclosing the front porch is at 22.64 percent where a maximum permitted percentage is 25. Once they enclose the porch, lot coverage percentage will be 28.40. So they would need to be granted a variance for front yard setback, lot coverage and the continuation of the side yard setback of 2 feet.

Mr. Valetutto said they also have a stairway system from the front yard on Parker Avenue to the porch that exceeds the limits of their property. This board does not have the authority to grant approval for construction off of the limits of the property. However, the board can condition on approval on the applicant getting an easement from Mayor and Council to utilize that encroachment onto the Parker Avenue right of way.

Mr. Valetutto asked the applicant to testify regarding the use of the porch will be. The architectural drawings show a closet being installed. Mr. Heffner and Ms. Labraccio said that the porch would mostly be used for storage and to provide a bit more living space.

Chairman Wilday asked Ms. Labraccio if they planned to increase the capacity occupancy of the dwelling by putting a bedroom in there and Ms. Labraccio said no.

Mr. Valetutto then indicated the existing variances for the property which are not affected by the proposed plan or if it is continued the way it currently exists.

Chairman Wilday confirmed jurisdiction and opened the discussion to the public. There was no public wishing to speak.

Thomas Kelly referred to the steps that are existing and said that the architect has indicated on the plan that they are going to remain. The board professional, Mr. Valetutto has conveyed that the applicant exceeds the property limits requiring an easement from Council. He then asked if the applicant would consider installing a platform and redirecting the stairs so that they are within the confines of the property line.

Mr. Heffner and Ms. Labraccio said that they would rather do that commenting that it would be safer because there's no platform right now.

Motion by Richard Moran, seconded by Holly Hughes to close the public portion of this application. Motion carried 8-0.

Motion by Thomas Kelly, seconded by Richard Moran to approve subject to the understanding that the permit will include the reorienting of the stairs so that is a three foot platform and a set of stairs either going to the left or to the right, whichever is more conducive to the applicant. Motion carried 8-0.

Resolution – Norman Slingerland c/o Mark 1 Restoration – Application # 354-14

Motion by Richard Moran, seconded by Robert Paulukiewicz to accept the resolution as written. Motion carried 8-0.

Resolution – Andrew Anderson – Application # 355-15

Motion by Richard Moran, seconded by Robert Paulukiewicz to accept the resolution with minor edits from Andrew Brewer on page 3 paragraph C the date February 25 should be February 9, 2015 and paragraph one should read, “Applicant seeks a bulk variance.” Motion carried 8-0.

Chairman Wilday opened the meeting to the public. There was no public wishing to speak.

Motion by Richard Moran, seconded by Darcy McCabe-Brew to close the public portion of the meeting. Motion carried 8-0.

Motion by Richard Moran, seconded by Darcy McCabe-Brew to adjourn. All in favor.

Stacey Kennedy