

WASHINGTON TOWNSHIP LAND USE BOARD

PUBLIC MEETING MINUTES

HELD VIRTUALLY VIA THE 'ZOOM CLOUD MEETINGS' PLATFORM

August 12, 2020, 7:30 p.m.

CALL TO ORDER and PUBLIC NOTICE

Chairman Artigliere called the meeting to order at 7:30 p.m. stating this was the regular meeting of the Land Use Board of the Township of Washington. Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act in that a notice was published in the Star Gazette and transmitted to the Express Times. Notice was posted on the municipal bulletin board in the Township Administration Building in Washington Township, New Jersey, and notice was filed with the Township Clerk. Attorney Gruenberg stated that the meeting was being held virtually via the internet using the 'Zoom Cloud Meetings' platform.

FLAG SALUTE

ROLL CALL

Present: Robert Klingel @ 7:35 pm, Ralph Fiore, Evan Howell, Stephen Swinton, James Vander Horn, Leonard Artigliere, Michael Kovacs

Absent: Gretchen Foley, Erich Sodtalters Michael Lum, Richard Olah

Professionals Present: Steven P. Gruenberg, Esq., Kevin Smith, P.E., C.M.E., P.P., Scarlett Doyle, P.P.

APPROVAL OF MINUTES

A motion was made by Fiore, seconded by Vander Horn to approve the minutes of the regular meeting held on July 29, 2020. Members in favor: Fiore, Vander Horn, Howell, Swinton, Artigliere, Kovacs. Members abstaining: None.

Mayor Klingel entered the meeting @ 7:35 pm

PUBLIC HEARING

Asbury Farms Urban Renewal, LLC – Area 2

Application #2020-03, Block 65 Lots 2, 8 & 8.03

Attorney for the applicant, Alan Lowcher, appeared. Attorney Gruenberg discussed the letter received from Mr. Lowcher indicating that the applicant was adjourning the hearing tonight and was intending to amend the Redevelopment Plan, no new date of hearing was scheduled and Mr. Lowcher announced that new notice of hearing would be provided once the new date was determined.

PUBLIC HEARING

Matsil, Andrew

Application #2020-02, Block 7 Lot 7, 25 Bowerstown Road

Owner and applicant, Andrew Matsil, appeared. Attorney Gruenberg discussed the application to construct a second story addition on an existing single family dwelling over the main portion of the building which would be within all required setbacks noting that existing garage sideyard setback distance was 24.1 feet where 25 feet

was required. Mr. Gruenberg discussed the technical report prepared jointly by Ms. Doyle and Mr. Smith dated July 28, 2020.

Mr. Gruenberg asked the purpose for the addition and if there would be any hardships resulting for the applicant if the application were denied. Mr. Matsil explained adding that no additional bedrooms were being proposed where the 3 bedrooms would be relocated upstairs in the new addition and more living space would be proposed in the existing first floor. Mr. Matsil discussed that the existing septic which was designed for a 3 bedroom house was recently replaced and inspected by the Warren County Health Department. Mr. Matsil discussed that the addition would fit into the character of the neighborhood listing several 2 story homes including the home closest to the east and across the street adding that several homes had been modified to add a second floor further adding that there had been no complaints from the neighbors. Mr. Matsil discussed that the vinyl siding for the addition would match the existing to give it some conformity.

Mr. Gruenberg opined that this application may not have needed to come before the Board as the proposed addition was fully within the required setbacks, however, there was a zoning denial to modify a pre-existing non-conforming structure.

Ms. Doyle stated that the note on the architectural plan read that the subject property doe lie within the Highlands Planning Area and the Highlands Preservation Area noting that it would have to one or the other. Mr. Matsil agreed to revise the plan to read that the subject property lies within the Highlands Planning Area.

Motion to close the public hearing was made by: Swinton, seconded by: Fiore. Members in favor: Robert Klingel, Evan Howell, Ralph Fiore, Stephen Swinton, Leonard Artigliere, James Vander Horn, Michael Kovacs

Mr. Artigliere discussed the variance requested noting that the proposed improvements to the dwelling were beneficial to the Township and the neighborhood and the positives far outweighed any negative impacts to the area or to the zoning plan.

Motion to grant the variance was made by: Swinton, seconded by: Fiore. Members in favor: Robert Klingel, Evan Howell, Ralph Fiore, Stephen Swinton, Leonard Artigliere, James Vander Horn, Michael Kovacs.

PUBLIC CONCERNS AND COMMENTS

None.

OLD BUSINESS

None.

NEW BUSINESS

None.

ADOURNMENT

Hearing no further comments, a motion was made by Swinton, seconded by Fiore to adjourn the meeting at 8:05 p.m. All were in favor.

Respectfully Submitted,

Eileen Parks
Secretary to the Board

These minutes were approved on August 26, 2020