

BOROUGH OF RIVER EDGE
LAND USE BOARD
MEETING MINUTES
COUNCIL CHAMBERS
September 5, 2018

MEMBERS PRESENT:

James Arakelian, Chairman
Lou Grasso
Ryan Gibbons
George Siderias
Chris Caslin
Dick Mehrman, Vice Chairman
Michael Krey
Mayor Edward Mignone
Nylema Nabbie, Attorney

MEMBERS ABSENT:

Eileen Boland (Excused)
Dario Chinigo (Excused stuck in NY)
Dr. Jeffrey Gewirtz

ALSO PRESENT:

Kevin Spink – Architect
Mark Skerbetz, Planner

Chairman Arakelian starts the meeting with the Pledge of Allegiance.

Chairman Arakelian - Adequate notice of this meeting is provided by posting on bulletin board at borough hall by email to the news, the record into submission by all parts of the town, the same as provided by law scheduling, including the date and time of this meeting. I'd like to remind all members of the public that we have three fire exits, one here behind me over here one behind you. In addition, we're being recorded both audio and video for purposes of creating a record during the public portion, any member of the public wishing to speak, all they need to do is identify themselves for the record and give their name and address and you can make a formal statement.

Roll call please:

- James Arakelian, Chairman
- Lou Grasso
- Ryan Gibbons
- George Siderias
- Chris Caslin
- Dick Mehrman, Vice Chairman
- Michael Krey
- Mayor Edward Mignone
- Nylema Nabbie, Attorney

- Eileen Boland (Excused)
- Dario Chinigo (Excused stuck in NY)
- Dr. Jeffrey Gewirtz (Absent)

Chairman Arakelian - First up we are going to approve the minutes of August 15, 2018 as provided. Again, we have a new secretary, so we welcome here back hopefully we didn't scare her from the last meeting. I'll take any comments. I've got a couple on the first page. Um, I think we just have to do a global search to make sure Eileen's name is correct. Eileen's name it should be Boland. Then in the following paragraph there is reference to Brian Chewcaskie clarifying the exhibits. I think that was actually me (I believe this is Mr. Gibbons speaking) who asked the question and Brian answered it. So you look, the second sentence of the paragraph begins, you can ask you just to clarify the exhibit that's refer to me.

Uh, and lastly in the last paragraph, just need the correct council's name is Timothy Corrison. On page three, there's just a typo as well in the last paragraph, Charles Height. I believe that's the incorrect it should be Heydt - the cover says Heydt which I believe is correct. That is correct. So, on page three it has as Height - Do I have a motion to accept the minutes. So, moved Mr. Gibbons, second given Mr. Grasso - all in favor. Any opposed? Abstained - Mayor Mignone; Mr. Merhman and Mr. Krey.

Next up we have a completeness review Mr. and Mrs. White 180 Manchester Road, Block 811, Lot 14. Doing an addition that requires side front and impervious and the planner is here.

We have to wait to move this forward. (audio went quiet for a few seconds) Do we have a motion to move this forward to hearing. First Mr. Krey Seconded, Mr. Mehrman - Chairman Arakelian- yes, Mr. Mehrman - yes, Mr. Grasso, Mr. Krey - yes, Mr. Caslin - yes, Mayor Mignone, Mr. Gibbons - yes. Okay we'll call you in a couple minutes more.

We have a little more housekeeping going on here. Finn Raae 107-109 Midland Avenue, Block 206, Lot 2 coming in for a "D" variance - do you want to give us a brief synopsis.

Attorney Nabbie - I would be happy to - Chairman Arakelian members of the Board - It happens that I have had an opportunity to speak to council approximately four times a day. There is a question with regard the proposed (Cannot hear audio) it is my understanding it does not comply with code, I believe about 184 square was proposed but 200 square feet minimum is what is required. So, I spoke with the attorney and my recommendation was that he not appear tonight, perhaps talk to these clients and it may involve going before the construction Board of Appeals to get relief, so that's where we are. I did get written communication from the attorney asking for this matter to be carried until October 3rd to allow him to have sufficient time to work out the issues. Chairman Arakelian - So that will be carried to the first meeting in October.

Attorney Nabbie - Anyone here on Finn Raae, 107-109 Midland Avenue, Block 206, Lot 2 it is being adjourned to October 3, at 7:30 in this Chambers and you will not receive any further notice from this Board or the applicant. Thank you, counsel.

Next up - Mr. and Mrs. White, 180 Manchester Road, Block 811, Lot 14 and they are appearing regarding a property addition requiring side yard setback, front yard setback and impervious lot coverage variances. Chairman Arakelian - Good evening I would like a quick synopsis of what it is you are looking to do. Parties were sworn in by attorney Nabbie. Mr. White - the point of this is to make this renovation so we can make this home our forever home we have been in town now five year and we really like the town very much, we like the street very much, we like neighbors we would like to stay here a long time. The plan is to improve the flow of the house, add a bathroom, increase the size of the kitchen. Mrs. White - we would like to get all the clutter from the front porch and increase the flow and functionality of the home.

Chairman Arakelian - I see that you brought folks with you. So, tell us who you have with you. This is our architect Mr. Kevin Spink. Mr. Spink is sworn in by attorney Nabbie.

Planner - Unfortunately I did not get the package - okay we can share - Okay there are three variances side-yard setback of 5.5 feet, where in this case 6 feet is required, total impervious coverage is 40.29% and 35% is required and you're at 39.08% now. So, there's an increase of about 1.2% being requested and a front yard step back. 23.67 feet where 30 feet is required when you include the full structure and the other variance can be that the porch is larger than 35 square feet which if it was 35 or under, and you

can have a five-foot-wide encroachment. The variance cited here was the whole house with a front yard setback.

So that's where we're at. Okay. You can proceed now.

Mr. Spink - The first part, is the existing the kitchen currently 8 ft wide about 11 feet long it's a galley type kitchen its extremely small. There is a small powder room. What we're looking to do it to expand the kitchen and relocating the powder room from this location to the back of the existing garage, we're going to line it up with the inside of it. We are also going to relocate the entrance by the powder room it I will serve like a mudroom so thereby catching everything before you come into the house. This will be a much better flow overall. The second floor, we are looking to create a master suite. There's is currently a master bedroom one without a bathroom. We're looking at creating a nice walk in closet master bath, and a small laundry room and all of this I will be directly over the garage, again all lining up with the size of the garage and they are not encroaching any further than the 5.6. The front yard, setbacks created by a new entry area and a front covered porch and the reason why we're looking to put the current stairs are in the middle of the house because the risers are 9 and 7 1/2 inches on a 40 degree angle on the stair right now and with children they are concerned about the stairs, so we're looking to do is replace the existing stairs location and it reduces the stair angles, lowers them making them much safer.

Doing that unfortunately brings the stair closer to the front of the house by one foot, one inch on the interior. In doing that that with the exiting closet that there you did not have access as you came into the house so what we're looking to do is create a minimal, front entryway 3' 10" which would allow room for the door to swing in and maybe we will put a small bench other something in that area. We are also looking to put a covered porch in the front . Minimal 3.6 feet. Overall the porch will project out onto the setback to more than the five feet allowed. Overall these are minor in nature.

Chairman Arakelian - The only foot presence is the front porch and that back bathroom? It is currently a paver patio anyway. It is not impervious coverage.

Mr. Skerbetz- I would like to follow up on that. Now. What's 30 square feet? Is it just the enclosed portion or is that plus the platform with a roof over it, no the platform, so when I reviewed it, I took everything into consideration. Yes, and then the other point here, you're saying 5.6 feet. Your plot plan shows 5.5 feet your chart, says 5.6, but then its less than a variance request - ok - thank you.

Mayor Mignone - Half of that area is interior space and the part is outside space? Yes, that is correct. So, the porch is 3.6 and then the bathroom in the back. Mr. Krey - two questions, the existing paver patio that square on the small plan there? I'm just trying to understand what's going on with the existing pavers. So, there's nothing changing there, other than the entryway and the bathroom. The other question is it's a single story and you're adding the second story above the garage for the master bedroom suite. The house is directly adjacent to the 5.5 setback - is that on Elm - like how far is that - 28 inches from the garage side Mr. Mehrman, I have no comment. Appears to me that the expansion of

the household is basically de minimus and the majority of it is above the garage and your kind of squaring off things and modernizing the house from the 14th century to the current family requirements and I will say that one bathroom with three females in the house definitely needs correcting.

Chairman Arakelian - At this point, I'm going to open to the public please. Second. All in favor? Opposed any? Abstain? Is there anybody in the public that would like to speak? Seeing no one in the public I'll entertain a Motion to close to the public - Second. Second. All in favor? Okay. At this point I'll take a motion from somebody on the board - Mayor this is a motion to approve the project and the variance (cannot hear him at all) - subject to be reviewed by the building department if needed. Give me a roll call please - Mr. Arakelian - yes, Mr. Mehrman - yes, Mr. Grasso -yes, Mr. Krey-yes, Mr. Caslin - yes, Mayor Mignone - yes, Mr. Gibbons- yes. Chairman Arakelian - Congratulations folks - Motion passed - you see that wasn't so bad right.

Chairman - Arakelian - Coming up at the next meeting we may possibly Moe's Southwestern Grill coming into the next meeting wanting to occupy the space where the California Tortilla place is. It will be the same footprint, the same operation. There's really not that much we are going to be able to cover on that. It's the same thing, but they too must come before the board, so were going to have that - they will have to address food handlers license and signage. Right.

Then secondly, I heard from the folks at the historical society, so they're going to be coming through, their application isn't in yet, but it sounds like that has reinvigorated the museum where the junkyard used to be.

Then we have a parking change from office to medical, so the parking is a little bit more restricted, so we'll have that. Doesn't sound like it's going to be that big of a deal because it's not a big office. They are on Grand Avenue by McDonald's there.

And then, uh, lastly, the apartments over there on Bogart they are going to be coming in and taking some green space and trying to make it more parking because the parking down there and they're starting to get a little crazy. Mr. Mehrman - On the east side or the west side? Mr. Arakelian - I believe it's the east side. Uh, I believe it's on the east side. (audio cannot be heard) Mr. Skerbetz, I'm sorry, the engineer is Neglia Yeah.

So, nothing on the big market yet and uh, that's it. No residential in the pipeline as of today. So, we'll get a little busy. Oh, and we do have the Borough project that eventually becoming in probably in November, God willing So, uh, that's the, uh, a rec center, or civic center that everybody's heard about. So, keep open mind now, just remember what we do here now that we can make recommendations to the Borough and we could endorse it or not endorse but what we can't do is stop it. And that will be after the proposed October meeting when you guys handle all the big questions first. They'll be coming in as a courtesy? It'll be busy here that night. I'm sure there'll be people here and that conversation will happen.

(Audio in and out) Ms. Nabbie is speaking to Mr. Grasso who has provided her with a copy of (?) regarding 200, 225 to 250 feet So is it to 200 or 2:15 institute, - - the whole tunnel for dwelling law that

this will cover. So, is 200 or 250? It is 250 so their way off. You know, they wanted to try to get through here first, so they could possibly use our approval to get a waiver down county. Mr. Merhman - by the way the site visited today is a parking lot and they added an additional spot, which actually prevents other movements out of the garage. If they come in, we will deal with it. It may be prudent to pay them a visit.

In this application (Finn) look in the south west corner of the lot if its impeding - It's very obvious. And I would also urge another visit to the empty market. Okay. Uh, no, not necessarily, not necessarily by our code official but there is still some garbage that should have been gone a long time ago, including a pallets out on the sidewalk coming down to, so take a visit down there.

Anybody else in the board have any questions or anything? We're good. This was a nice quick meeting tonight. Councilman Chiningo has been texting me all afternoon worried that he is missing something. I told him you're not gonna be able to fly in from New York.

I'll entertain a motion to adjourn. So made, second - All in favor - yes - thanks everybody.