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**METUCHEN ZONING BOARD OF ADJUSTMENT
AGENDA**

June 10, 2021

PUBLIC MEETING BOROUGH HALL

CALL TO ORDER 7:45pm

OPENING STATEMENT (Pursuant to the Open Public Meetings Act)

NEW BUSINESS:

21-1299 **Yonah Biers-Ariel** – Applicant is seeking variance approval, exception and waivers, to construct a second floor on the existing one-story structure.

14 Tulsa Avenue

Block: 208

Lot: 134 & 135

PUBLIC PORTION:

CORRESPONDENCE:

Minutes for April 08, 2021

ADJOURNMENT:

The Borough of Metuchen does not discriminate against persons with disabilities. Those individuals requiring auxiliary aids and services where necessary must notify the ADA Coordinator of the Borough of Metuchen at least seventy-two (72) hours in advance of the meeting or scheduled activity.

**METUCHEN ZONING BOARD OF ADJUSTMENT
MINUTES**

June 10, 2021

The meeting was called to order at 7:45pm by Daniel Topping, Chairman, who read the statement in accordance with the Open Public Meetings Act.

Present: Judith Sisko
Byron Sondergard
Brian Tobin, Vice Chairman
John Schuchman, Alt I
Daniel Topping, Chairman

Robert Renaud, Esquire
Christopher Cosenza, Planner
Patricia Cullen, Zoning Official
Denise Hamilton, Secretary

Absent: Angela Sielski
Catherine McCartin
Jonathan Rabinowitz
Iris Delgado, Alt. II
Robert Mannix, Engineer

NEW BUSINESS:

21-1299 Yonah Biers-Ariel – Applicant is seeking variance approval, exception and waivers, to construct a second floor on the existing one-story structure.
14 Tulsa Avenue Block: 208 Lot: 134 & 135

Mr. Yonah Biers-Ariel and Ms. Michelle Flores, Applicant, were sworn in by Mr. Renaud. They have resided in the existing house for over four years and wanted additional space. Mr. Biers-Ariel stated that professional testimony would be given by the architect and engineer.

Mr. Timothy Klesse, Architect, was sworn in by Mr. Renaud. He holds a Bachelor's Degree in Architecture and Master's in Interior Design, and has been licensed for 25 years in New York and New Jersey. He was accepted by the Board as an expert witness.

Mr. Les Walker, Engineer, was sworn in by Mr. Renaud. He is the President of Meridian Engineering and licensed in New York, New Jersey and Connecticut. He has a Bachelor's and Master's Degree in Engineering, and was accepted by the Board as an expert witness.

Mr. Walker shared his screen for the presentation. He stated that the neighborhood consist predominantly of two-story houses. The Applicant's house is located on a corner lot with the front facing Tulsa and side to Howell. The house has a front yard setback of 21.5 ft. and does not meet the requirement for the zone of 25 ft. The proposal of a second story addition would expand a non-conforming condition, therefore variance approval is required. There are other existing non-conformities including; lot area, lot width, and a free standing garage that does not meet the distance required from the property line. These conditions will not change. The proposal is to build a second story going straight up onto the current structure. There are two existing street trees and Applicant proposes to add another at the corner, which will be in compliance with the zone. At the northern

corner of the house the shrubs will be replaced. Drainage will not be affected and no changes are being proposed. With the addition, the house will have a total of four bedrooms. There will be two parking spaces, one in the garage and the other in the driveway, to meet the parking requirements.

PUBLIC PORTION:

Mr. Topping opened the floor for questioning of the witness by the Board. No one had questions. The floor was opened to the public.

A resident of Tulsa asked to not have construction materials in the street.

Applicant was agreeable to that request.

Mr. Topping invited additional questions for the witness. No one responded. The public portion for questioning was closed. The floor was opened for public comments.

Mr. Renaud informed the Board that the side yard is treated as a front yard by the Ordinance for corner lots. Hardship may be based on size and shape of the property. The variance may be granted under the C1 Hardship criteria. Applicant has applied for setback relief from the Ordinance for the side yard on Howell and front yard on Tulsa.

The Board was in agreement that the existing home is a hardship application. Neighboring homes have already been renovated.

Motion to approve was made by Mr. Sondergard and seconded by Mr. Tobin. Ms. Sisko, Mr. Sondergard, Mr. Tobin, Mr. Schuchman, and Mr. Topping voted yes. Motion was approved.

Motion to close the Public Portion was made by Ms. Sisko and seconded by Mr. Sondergard. Voice vote, with all in favor, motion was approved.

CORRESPONDENCE:

Minutes for April 13, 2021

Motion to approve was made by Mr. Tobin and seconded by Ms. Sisko. Voice vote, with all in favor, motion was approved.

ADJOURNMENT:

Motion to adjourn was made by Mr. Tobin and seconded by Mr. Sondergard. Voice vote, with all in favor, meeting was adjourned at 8:19pm.

Respectfully submitted,



Denise Hamilton