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**METUCHEN ZONING BOARD OF ADJUSTMENT
Revised Revised AGENDA**

September 09, 2021

PUBLIC MEETING BOROUGH HALL

CALL TO ORDER 7:45pm

OPENING STATEMENT (Pursuant to the Open Public Meetings Act)

NEW BUSINESS:

- 21-1305** **Laurel Dobalo** – Applicant proposes to extend kitchen and requires variance approval due to pre-existing non-conforming setback conditions.
2 Oak Avenue **Block 105** **Lot 30**
- 20-1268** **A&G Renovations LLC** – Applicant is seeking major site plan and use variance approval to demolish existing single family house and replace with 8-unit apartment building,
(To be carried to October 14, 2021)
434 New Durham Road **Block 72** **Lots 48-52**

PUBLIC PORTION:

CORRESPONDENCE:

Minutes July 8, 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
September 9, 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: Catherine McCartin
Judith Sisko
Byron Sondergard
Brian Tobin, Vice Chairman
Angela Sielski
Jonathan Rabinowitz
Daniel Topping, Chairman

John Schumann, Alt I
Iris Delgado, Alt. II
Robert Renaud, Esquire
Christopher Cosenza, Planner
Patricia Cullen, Zoning Official
Denise Hamilton, Secretary

Absent: Robert Mannix, Engineer

NEW BUSINESS:

20-1268 A&G Renovations LLC – Applicant is seeking major site plan and use variance approval to demolish existing single family house and replace with 8-unit apartment building.
434 New Durham Road Block 72 Lots 48-52

Mr. Renaud made the announcement that this meeting would be carried to October 14, 2021, and no further announcement would be made. Zoom access information will be available on the Borough's website.

21-1305 Laurel Dobalo – Applicant proposes extension of kitchen and requires variance approval due to pre-existing non-conforming setback conditions.
2 Oak Avenue Block 105 Lot 30

Ms. Laurel Dobalo, Applicant, was sworn in by Mr. Renaud. Mr. Renaud explained that Applicant resides on a corner lot which is categorized as two front lots. She is seeking relief from the Middlesex Avenue front where the setback requirement is 25 ft. from the property line and the pre-existing structure is 18.2 ft. A variance is required for the extension of the kitchen to 18.2 ft. from the line.

Ms. Dobalo has resided in the house for several years and would like to modernize her kitchen. The improvements should increase the value of the house but would not adversely affect the property. The front porch will also be improved and new siding proposed. Greenery will be added. Neighbors are in agreement with the proposal. Without the variance she cannot improve on the property.

The Board agreed there is a clear hardship due to the zoning code. The proposal would be an improvement and changes would fit in line with the area.

Mr. Renaud explained that the hearing is a C-variance based on hardship due to size and shape of the existing lot and structure. A new as built survey will be required and gutters should be directed away from neighbors' properties as requested in the zoning official's memo.

PUBLIC PORTION:

Mr. Topping opened the floor to the public for comments/suggestions.

Mr. Cosenza mentioned that the 10 ft. setback from the pool would not apply because the setback is from the lot line and not the house. Applicant has the option to move the addition deeper.

Ms. Dobalo stated that she was satisfied with her proposal.

Motion to approve was made by Ms. Sisko, and seconded by Mr. Tobin. Ms. McCartin, Ms. Sielski, Ms. Sisko, Mr. Sondergard, Mr. Tobin, Mr. Rabinowitz, Mr. Schuchman, Ms. Delgado and Mr. Topping voted yes.

No response was received from the public. Mr. Topping closed the Public Portion.

CORRESPONDENCE:

Minutes July 8, 2021

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

ADJOURNMENT:

Motion to adjourn was made by Mr. Sondergard and seconded by Ms. Sisko. Voice vote, with all in favor, meeting was adjourned at 8:10pm.

Respectfully submitted,


D. Hamilton