

**METUCHEN ZONING BOARD OF ADJUSEMENT  
MINUTES**

**December 8, 2022**

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.

<b>Present:</b>	Angela Sielski	Jonathan Schuchman
	Byron Sondergard	Iris Delgado
	Brian Tobin, Vice Chairman	Jonathan Capp
	Jonathan Rabinowitz	Robert Renaud, Esquire
	Daniel Topping, Chairman	Denise Hamilton, Secretary

**Absent:** Christopher Cosenza  
Robert Mannix, Engineer

**RESOLUTION:**

**22-1339 William Rance, Jr.** – Applicant is seeking bulk variance approval for lot width, front and side yard setbacks, and all other variances, exceptions or waivers that may be required to continue construction on the existing structure. (*Appv. 10.13.22*)

**163 Center Street Block 55 Lot 12 & 13**

**NEW BUSINESS:**

**22-1343 Casassa, Kenneth & Jennifer** – Applicant requires bulk variance approval for second floor addition, lot width, front and side yard setbacks, due to existing non-conforming conditions.

**217 W. Chestnut Ave Block 51.10 Lots 37 & 38**

Mr. Kenneth Casassa, Applicant, was sworn in by Mr. Renaud. The intent is to gain more space by building a new level and attic. The building will not be outside the existing footprint. It is a corner lot with existing non-conformities. The neighboring homes have similar renovations to what is being proposed. The first floor will remain unchanged with the exception of a new stairwell.

Mr. Topping opened the floor for questioning. There was no response.

Mr. Sterling Zmuda, Architect, was sworn in by Mr. Renaud. He is a Registered Architect in New York and New Jersey. He explained that a 55 square foot addition has been added to the second floor supported by a column and footing. Outside material will be vinyl siding. Porch will remain and a small gable will be added over the front entrance. The existing chimney will be raised. The detached garage and rear deck will not be affected. The land will not be disturbed other than the 2x2 footing for the post required for the addition. The third floor will be an attic for storage and air-conditioning units. Detailing will remain within the historic character of the neighborhood. The proposed house height is 32 feet. The extra two feet is due to overhang of the ease and coverage for footing in the back of the house.

Mr. Renaud confirmed with Mr. Sterling that the Applicant requires C-Variance approval. There are existing non-conforming conditions. Applicant is also suggesting hardship due to size and shape of the lot. Granting the variance would not be a detriment to the zone ordinance or to the public. The proposal is in line with the Master Plan. Applicant has agreed to comply with the Planner's suggestions.

Mr. Casassa stated that there is a fence from the driveway to the backyard in existence.

Mr. Topping invited questions from the Board, hearing no response, the floor was opened to the public. Hearing no response from the public, the floor was closed for questioning.

Motion to approve was made by Mr. Rabinowitz and seconded by Ms. Sielski. Ms. Sielski, Mr. Sondergard, Mr.

Tobin, Mr. Rabinowitz, Mr. Schuchman, Ms. Delgado, Mr. Capp and Mr. Topping voted yes. Motion was approved.

**PUBLIC PORTION:**

Mr. Topping opened the floor to the public for comments, hearing no response, the floor was closed.

**CORRESPONDENCE:**

Minutes for August 11, 2022

Motion to approve was made by Mr. Sondergard and seconded by Mr. Schumann. With all in favor, the minutes were approved.

Minutes for September 8, 2022

Motion to approve was made by Mr. Schuchman and seconded by Mr. Sondergard. With all in favor, the minutes were approved.

Minutes for October 13, 2022

Motion to approve was made by Mr. Capp and seconded by Ms. Sielski. With all in favor, the minutes were approved.

Mr. Topping introduced the new Zoning Official, Mr. Alberto Jimenez. He was welcomed by the Board.

**ADJOURNMENT:**

Motion to adjourn was made by Mr. Schuchman and seconded by Mr. Sondergard. Voice vote, with all in favor, the meeting was adjourned at 8:17pm.

Respectfully submitted,

  
D. E. Hamilton