

**BOROUGH OF METUCHEN
ZONING BOARD OF ADJUSTMENT MEETING MINUTES
SEPTEMBER 12, 2024**

The meeting was called to order at 7:30PM by Mr. Topping, Chairman, who read the Sunshine Act in accordance with the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL

Iris Delgado
Jonathan Rabinowitz, Vice Chairman
Angela Sielski
Byron Sondergard
Brian Tobin
Daniel Topping, Chairman
Ehrin Ziccardi
Alan Johnson (Alt. 1)
Shaun Suchan, (Alt. 2)

Robert Renaud, Board Attorney
Adam Colicchio, Board Attorney
Thomas DiMartino, Zoning Officer
Nicholas Dickerson, Board Planner (*fill in*)
Joanna Roberts, Board Secretary

NEW BUSINESS

24-1390 E Suburban Development, LLC – Applicant proposes to renovate the interior of the property and convert the use of the property from a two-story office building to a two-story single family residential dwelling.

171 Main Street Block 158 Lot 15 B-2 Zone

Ms. Sielski recused herself from the application.

Mr. Wiley, the applicant's attorney, gave a brief description of the application and introduced his first witness, Ryan Josell. Mr. Josell, the owner of the subject property, was sworn in. Mr. Josell is converting this office building into a single-family home which was its original use. Mr. Josell indicated that bedrooms will be located on the second floor with two full bathrooms and one-half bath on the first floor. They will make minor exterior changes.

The hearing was opened to the public for questions. There were none.

Angelo Valetutto, professional engineer and planner, was sworn in and accepted as an expert witness. Mr. Valetutto gave the dimensions of the lot and indicated that the gravel

lot in the rear of the property would be replaced with lawn and approximately 200 square feet of paving area beyond the building will be removed. The applicant will add sufficient landscaping, as well as a street tree, as a condition of approval. Mr. Valetutto feels that the property is suited for the proposed use, and he does not see any negative impact and the proposed variances can be granted without substantial detriment to the public good.

Jeff Josell of 5 Norris Avenue was sworn in and stated that conversions to residential units have become more numerous. He also stated that market conditions have made office space less desirable, lending further support to converting said property to a residential use.

The hearing was opened to the public for questions and comments. There were none.

The Board deliberated and Mr. Rabinowitz motioned to approve the application with the conditions and Mr. Sondergard seconded the motion.

Vote on Motion

Ms. Delgado	Yes
Mr. Rabinowitz	Yes
Mr. Sondergard	Yes
Mr. Tobin	Yes
Ms. Ziccardi	Yes
Mr. Topping	Yes

24-1388 Karolina & Joseph Prehodka – Applicant is proposing a two-story addition to the rear of the house.

54 Spear Street Block 219 Lot 53 R-2 Zone

The applicant's, Mr. & Mrs. Prehodka, were sworn in and gave a brief opening statement. They are proposing an addition to the subject property along with a waiver from the installation of new sidewalks. The subject property is a corner lot with minimal backyard space and the front yard is used as a play area for the kids. The applicants are questioning the sidewalk requirement indicating their neighbors had not been required to put a sidewalk in. The Zoning Officer stated that the referring property did not trigger a sidewalk variance with their addition.

Steven Zmuda, professional architect, was sworn in and accepted as a professional witness. Mr. Zmuda stated that the proposed addition would be a two and a half story Dutch colonial style home on the existing footprint of the home, as well as a small addition at the rear. The proposed addition would renovate the first floor as well. A landscaping plan has been submitted and meets the requirements.

Mr. Zmuda stated that the lot is undersized and non-conforming, creating a hardship in adhering to the zoning requirements.

The meeting was opened to the public for questions and comments. There were none.

The Board discussed the impracticality of requiring the sidewalk due to the shape, location and lot size. Mr. Rabinowitz motioned to approve the application with the waiver for no sidewalks and Mr. Sondergard seconded the motion.

Vote on Motion

Ms. Delgado	Yes
Mr. Rabinowitz	Yes
Ms. Sielski	Yes
Mr. Sondergard	Yes
Mr. Tobin	No
Ms. Ziccardi	Yes
Mr. Topping	Yes

CORRESPONDENCE

June 13, 2024 Meeting Minutes – Mr. Tobin motioned to approve the meeting minutes and Ms. Delgado seconded the motion. All ayes.

July 11, 2024 Meeting Minutes – Mr. Sondergard motioned to approve the meeting minutes and Ms. Sielski seconded the motion. All ayes.

ADJOURNMENT

Mr. Topping motioned to adjourn, and Mr. Sondergard seconded the motion. All ayes.

/jr