

Borough of Metuchen  
Zoning Board of Adjustment Meeting Minutes  
JANUARY 9, 2025

The meeting was called to order at 7:35PM by Mr. Renaud, the Board Attorney, who read the Sunshine Act in accordance with the Open Public Meetings Act.

**ROLL CALL**

Iris Delgado ( <i>arrived at 7:35pm</i> )	Robert Renaud, Board Attorney
Alan Johnson	Adam Colicchio, Board Attorney
Jonathan Rabinowitz, Vice Chairman	Nicki Louloudis, Board Engineer
Angela Sielski	Thomas DiMartino, Zoning Officer
Byron Sondergard	Joanna Roberts, Board Secretary
Daniel Topping, Chairman	
Shaun Suchan (Alt. I)	
Eric Derer (Alt. III)	

ABSENT: Brian Tobin, Melissa Patel (Alt. II), Alexander Malvone (Alt. IV)

**REORGANIZATION OF THE BOARD**

Election of Chairperson

Mr. Rabinowitz nominated Mr. Topping for Chairperson and Ms. Sielski seconded the nomination. There are no other nominations. All ayes.

Election of Vice Chairperson

Mr. Topping nominated Mr. Rabinowitz for Vice Chairperson and Mr. Sondergard seconded the nomination. There are no other nominations. All ayes.

Appointment of Board Attorney

Mr. Topping motioned to appoint Renaud Colicchio, LLC, and Mr. Rabinowitz seconded the motion.

**Vote on Motion**

Ms. Delgado	Yes
Mr. Johnson	Yes
Mr. Rabinowitz	Yes
Ms. Sielski	Yes
Mr. Sondergard	Yes
Mr. Suchan	Yes
Mr. Derer	Yes
Mr. Topping	Yes

Appointment of Board Secretary

Mr. Topping motioned to approve Mrs. Roberts as Board Secretary and Ms. Sielski seconded the motion.

**Vote on Motion**

Ms. Delgado	Yes
Mr. Johnson	Yes
Mr. Rabinowitz	Yes
Ms. Sielski	Yes
Mr. Sondergard	Yes
Mr. Suchan	Yes
Mr. Derer	Yes
Mr. Topping	Yes

Appointment of Board Planner

Mr. Topping motioned to appoint LRK, Inc. and Mr. Rabinowitz seconded the motion.

**Vote on Motion**

Ms. Delgado	Yes
Mr. Johnson	Yes
Mr. Rabinowitz	Yes
Ms. Sielski	Yes
Mr. Sondergard	Yes
Mr. Suchan	Yes
Mr. Derer	Yes
Mr. Topping	Yes

Appointment of Board Engineer

Mr. Topping motioned to approve Colliers Engineering and Mr. Rabinowitz seconded the motion.

**Vote on Motion**

Ms. Delgado	Yes
Mr. Johnson	Yes
Mr. Rabinowitz	Yes
Ms. Sielski	Yes
Mr. Sondergard	Yes
Mr. Suchan	Yes
Mr. Derer	Yes
Mr. Topping	Yes

**REORGANIZATION RESOLUTIONS**

**Zoning Board of Adjustment 2025 Meeting Dates**

Ms. Delgado motioned to approve the 2025 Meeting Dates and Mr. Topping seconded the motion.

**Vote on Motion**

Ms. Delgado	Yes
Mr. Johnson	Yes
Mr. Rabinowitz	Yes
Ms. Sielski	Yes
Mr. Sondergard	Yes
Mr. Suchan	Yes
Mr. Derer	Yes
Mr. Topping	Yes

**RESOLUTIONS**

**24-1396 E**      **Fern Abbott** – Addition with garage, elevator, bedroom, sitting room, bathroom, laundry room for ability to age in the home. Existing detached garage and driveway to be demolished.

**45 Robins Place    Block 118    Lot 1            R-1 Zone**

Mr. Sondergard motioned to approve the resolution and Mr. Rabinowitz seconded the motion.

**Vote on Motion**

Ms. Delgado	Yes
Mr. Johnson	Yes
Mr. Rabinowitz	Yes
Mr. Sondergard	Yes
Mr. Suchan	Yes

**NEW BUSINESS**

**24-1396 E**      **Eric Hutton** – Applicant is proposing a second-floor addition along with a first-floor renovation at their single-family residence.

**72 Delaware Avenue      Block 223            Lot 34            Zone R-2**

Eric Hutton, the applicant, briefly described the application.

Mike Dinnocenzi, the architect, is sworn in and accepted as an expert witness. Mr. Dinnocenzi goes over the lot and expansion of the house. They are going up without going over the footprint. The current landscaping will be maintained and more will be brought in to enhance. There is a picture from Google Earth displayed depicting the property. The upstairs will be expanded to four bedrooms with a master bedroom and downstairs has been opened up to make it more modern. The materials that will most likely be used are vinyl siding, stone board and batten on the outside.

Mr. Renaud goes over the variances and asks if the addition is going completely over the current footprint. Mr. Dinnocenzi confirms this. The sides are going flush up, the front is being maintained with the front line and the back has a two-foot cantilever.

Mr. Topping explains that the neighborhood has the same issues with lot size. The Board feels it's a very clean addition. The Board believes it will fit into the neighborhood. There was a question about another tree in the front yard which will be a condition to be discussed with the planner. This addition is under 500 square feet and exempt from the sidewalk ordinance.

The meeting was opened to the public. There were no questions or comments.

Ms. Sielski motioned to approve the application with the conditions and Mr. Rabinowitz seconded the motion.

**Vote on Motion**

Ms. Delgado	Yes
Mr. Johnson	Yes
Mr. Rabinowitz	Yes
Ms. Sielski	Yes
Mr. Sondergard	Yes
Mr. Topping	Yes

**PUBLIC PORTION**

There are no public comments or questions. Mr. Rabinowitz motioned to close the public portion and Mr. Sondergard seconded the motion. All ayes.

**ADJOURNMENT**

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

/jr

