

Chairman David Moraski called the meeting or order at 7:43 pm with a state of compliance with the Open Public Meetings Act.

ROLL CALL

Mrs. Lawton called the roll as follows:

*Present:* Phil Mackey, Pat Pittore, Fred Eisenger, Maura Fennessy, Dave Moraski and Kate Dunn.

*Absent:* John Leyman, Bill Seaman, Georg Hambach and Engineer Thomas Cundey.

*Also present:* Attorney William Shurts, Engineer and Planner Linda Weber

APPROVAL OF THE MEETING MINUTES

Phil Mackey made a motion to approve the May 27, 2010 minutes, with minor corrections. Pat Pittore seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present.

MOTION CARRIED.

COMPLETENESS / PUBLIC HEARING

John Munice, Block 1019 Lot 9, 118 North Union Street, Application is for a Conditional Use Variance.

Katherine Erickson is the applicant's attorney.

Mr. Shurts explained to the Board members that the applicant, John Munice, had submitted an application to the Lambertville Planning Board for approval. At the June 2, 2010, it was determined by the Planning Board that they did not have jurisdiction to approve this application and it was referred to the Zoning Board of Adjustment.

COMPLETENESS:

Since the application was deemed complete by the Planning Board at the May 6, 2010 meeting, the members of the Zoning Board of Adjustment took a vote to deem the application complete to have on the record.

It was moved by Phil Mackey to deem the application completed. Maura Fennessy seconded the motion. A unanimous roll call vote in favor of the motion was taken by all members present. MOTION CARRIED.

PUBLIC HEARING:

Mr. Shurts marked the application as exhibit A, the public notices exhibit A2 and the plans submitted as exhibit A3.

Gary O'Connor the applicants architect was sworn in as well as Mr. Munice.

The main house on this property currently has two apartments. One of which Mr. Munice occupies.

Mr. O'Connor testified that the rear building, which is currently used for storage, is in major disarray and is in need of attention. In particular the roof and gutters need replacing. The building is a wood frame structure.

Mr. Pittore asked Mr. O'Connor if he intends to change the structure of the building during renovations. Mr. O'Connor stated that they did not.

The applicant is proposing a studio apartment on the second floor of the carriage house with a two car garage beneath. The garage will be available to the tenant of the carriage house for parking.

Mr. O'Connor stated that the staircase leading to the second story of this building no longer exists. They are proposing to enclose the new staircase.

The lower level will have a utility closet. This is also where the washer & dryer will be located.

The carriage house does not touch any adjacent properties. However, there is a deck that is attached to the building. This deck belongs to a neighbor. Mr. Munice stated that he is not concerned about the deck being attached to his building.

Mr. O'Connor stated that the layout of the studio apartment would consist of a living room, kitchen, alcove, closet and bathroom.

The plate height of the existing exterior wall is 6' 5". The existing height of the ridge will be maintained at 19' 8".

Mr. Moraski asked is the pitch of the roof was sufficient for water drainage. Mr. O'Connor stated that it was sufficient.

Mr. Moraski asked what the square footage of the studio apartment was. Mr. O'Connor stated that the requirement is 500 square feet. Mr. Pittore stated that the first and second floor total 628 square feet.

Mr. O'Connor stated that there is enough parking for four cars. Mr. Moraski stated that the plans submitted show issues with the parking. Mr. Munice stated that the current tenants of the first floor apartment currently park on the street because the front door is right there and it allows for easier access.

The water will be piped into two existing sisterns on the property. Mr. O'Connor testified that there are not water issues with the property.

The applicant purchased the property in 2001 and since then has done nothing to the carriage house and has only used it as storage.

Ms. Erickson asked Mr. Munice what he would do with the carriage house if this application was denied by the Board. Mr. Munice stated that he would possible demolish the building due to it's condition.

Mr. Munice would be required to provide this apartment as a low to moderate income housing unit.

Mr. Pittore asked if the garage was large enough to house two full size cars. Mr. Munice stated that it has plenty of room for two cars plus some.

The applicant agrees to work with Linda Weber on this project should this application be approved.

Ms. Weber asked Ms. Erickson to read section 404 #5 one through seven, which the applicant agreed to comply with.

The applicant is requesting a bulk variance for the height of the structure, zero lot line (which is existing) and the parking. He is also seeking relief from #5 for special reasons.

Phil Mackey made a motion to grant approval for the bulk variance and relief from #5. Pat Pittore seconded the motion. A unanimous vote in favor of the motion was taken by all members present.  
MOTION CARRIED.

Mr. Shurts asked the members of the Board to allow the applicant to proceed because it could take time to produce a resolution. The members granted permission to the applicant to proceed.

#### PAYMENT OF BILLS

Motion: It was moved by Pat Pittore and seconded by Maura Fennessy to approve the payment of bills on the listing attached to these minutes, subject to availability of funds. The motion was approved unanimously. Motion passed.

#### ADJOURNMENT

Motion: It was moved by Phil Mackey and seconded by Pat Pittore that the meeting be adjourned at 9:04 PM. The motion was approved unanimously.

Respectfully submitted,

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Crystal Hartpence  
Administrative Officer

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Dave Moraski  
Chairman