

February 18, 2015

The Meeting of the North Caldwell Board of Adjustment was held at Borough Hall, Gould Avenue on Wednesday, February 18, 2015 started at 8:04pm.

The meeting was in accordance with the Open Public Meetings Law and notice of this meeting was provided in accordance with the requirements of Chapter 231, P.L. 1975

Board Members Present: Mr. Wangner, Mr. Augustitus, Mr. Lisa, Mr. Schwartz, Mrs. Jenkins, Mrs. DaSilva, Mr. Ritter, Mr. Salan, Ms. Tanelli
Also present were Lisa Thompson, Attorney, and Nancy Pravata, Secretary.

APPLICATIONS

MATTER OF MR. & MRS. D. PORRECA, 246 SMULL AVENUE, BLOCK 1004, LOT 20

Mr. Porreca was sworn in. He explained he feels it is not a building rather a pool in the backyard. There are seepage pits all ready in place that were installed when an addition to the home was done several years ago. According to Mr. Porreca, the seepage pits all ready in place are sufficient for the proposed pool and patio.

The board questioned the seepage pits that were done by an engineer approximately eight to ten years ago. There was discussion that Mr. Porecca should bring back the engineer that figured out the seepage pits and possibly change the configuration of the pool and patio.

No one from the public came forward.

This Application was adjourned to the March 18, 2015 meeting. No futher notice is required.

MATTER OF MR. PERKINS, 444 MOUNTAIN AVENUE, BLOCK 606, LOT 2

Mr. and Mrs. Perkins were sworn in.

Mr. Schwartz asked why the garage needs to go where they are putting it. If the garage were to be attached to the house, it would be attached to a bedroom; therefore, losing both windows in that room. The portion of the house that juts out was a garage at one time. The former owners turned it into livable space.

Mr. Stephen H. Knee, 451 Mountain Avenue came forward. He is the homeowner that lives directly across the street. He is able to see directly into their driveway and feels the garage addition would affect their quality of life. Mr. Knee spoke about drainage that had been installed by one of the previous owners; although there is no record on file of this being done. According to Mr. Knee, the proposed site of the garage would be placed on these drainage pipes. He is not opposed to the garage, just the proposed located. He is asking that the garage be placed either where the shed is currently located or further back on the property with it being slightly turned. If the garage was place in either of these two locations, there will not be issues when looking out of the kitchen or home office windows.

Mrs. Carol Knee also spoke at which time she gave the history of her home. She spoke of how she strongly objects to the proposed location of the garage. If it were to be moved as to not obstruct the view from her home, she would have no objection.

A vote was taken and the majority of the board would like more information on this Application.

The Application was adjourned to the March 18, 2015 meeting. No further notice is required.

MATTER OF MR. & MRS. MARCOTRIGIANO, 16 STONY BROOK DRIVE, BLOCK 905, LOT 10

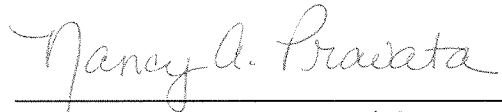
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Mr. Frederick Voss of GTS Consultants, Engineering, Surveying and Mapping came forward. He explained about the upgrades that were done to the home over the past seven years. He explained the seepage pits are actually 5% larger than what is required.

Mr. Ritter made a motion, seconded by Mr. Augustitus to accept the Application as proposed. A vote was taken with all voting yes.

There being no further matters to come before the Board, the meeting was adjourned at 10:00pm.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Nancy A. Pravata". The signature is written in dark ink and is positioned above a horizontal line.

Nancy A. Pravata, Board Secretary