



**C. MINUTES OF NOVEMBER 2, 2016**

A motion to approve was made by Mr. Rabolli, seconded by Mr. Larson. All eligible members voted in favor.

**D. MINUTES OF DECEMBER 7, 2017**

A motion to approve was made by Mr. Rabolli, seconded by Mr. Whiteman. All eligible members voted in favor.

**III. RESOLUTIONS AUTHORIZING CONTRACTS FOR PROFESSIONALS:**

**A. Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional Legal Services for the Year January 1, 2017 to December 31, 2017**

A motion to approve was made by Mr. Straffin, seconded by Mr. Montroy. A roll call vote revealed 5 aye votes by Mr. Larson, Mr. Montroy, Mr. Rabolli, Mr. Straffin and Mr. Whiteman, with Mr. Almeda abstaining.

**B. Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional Engineering Services for the Year January 1, 2017 to December 31, 2017**

A motion to approve was made by Mr. Straffin, seconded by Mr. Montroy. A roll call vote revealed 5 aye votes by Mr. Larson, Mr. Montroy, Mr. Rabolli, Mr. Straffin and Mr. Whiteman, with Mr. Almeda abstaining.

**C. Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional Planning Services for the Year January 1, 2017 to December 31, 2017**

A motion to approve was made by Mr. Straffin, seconded by Mr. Montroy. A roll call vote revealed 5 aye votes by Mr. Larson, Mr. Montroy, Mr. Rabolli, Mr. Straffin and Mr. Whiteman, with Mr. Almeda abstaining.

**IV. OPEN TO THE PUBLIC:**

Mr. Rabolli opened the meeting to the Public for general questions or statements. None were received.

**V. PUBLIC HEARINGS:**

**A. DKT.#1414-16 – DIMITRI & KATHRYN VALLIS  
209 MAHWAH ROAD, BLOCK 71, LOT 89**

Application for side-yard variances to construct a garage and second floor addition.

Ms. Kathryn Vallis, Mr. Dimitri Vallis, and Mr. Brian Callahan, the Applicant's Architect, all approached and were sworn in by Mr. Rabolli. After presenting his credentials and qualifications, Mr. Callahan was accepted as an expert in architecture.

Mr. Callahan referred to the plans submitted with the application and described Sheet A-1, entitled "Site Diagram, Zoning Data." The lot contains several existing non-conformities such as lot size and lot width. The Applicants are proposing to demolish an existing two-car detached garage. They are also proposing to construct an attached one-car garage to the side of the home and construct an addition and deck to the rear of the home. Current and proposed setbacks were discussed in detail. Mr. Montroy questioned the fire rating on the garage and the home and suggested screening around the proposed air conditioning condensers. Mr. Callahan replied the Applicant will comply with all appropriate Building Codes and screening can be included.

Ms. Patty Jalal, of 213 Mahwah Road, Mahwah, approached. Ms. Jalal questioned the setback of the existing detached garage and if other alternatives were taken into account considering the depth of the property. Mr. Callahan indicated having the attached garage in the back of the home would not be a viable solution. A detached garage would require extending the driveway which would affect lot coverages.

Mr. Larson questioned drainage. Mr. Callahan indicated the proposal slightly decreases the impervious coverages. He does not foresee any drainage issues. If the Township Engineer requires drainage be addressed further into the review process, the Applicant will comply.

There were no further questions from the Board or the Public for Mr. Callahan.

Mr. Vallis addressed the Board giving his reasons for the proposed addition / attached garage. Mr. & Mrs. Vallis would like to start a family with a larger home, a larger outdoor play area and more convenience and access to the garage. The detached garage encompasses a large portion of the back yard area.

Mr. Montroy questioned a seepage pit, to which the Applicant will install if required to do so.

There were no further questions from the Board or the Public for Mr. Vallis.

Mr. Rabolli opened the hearing to the Public for closing comments and statements.

Ms. Patty Jalal, of 213 Mahwah Road, Mahwah, approached and was sworn in by Mr. Rabolli. Ms. Jalal is concerned with the side-yard setback. She feels the proposed addition would impose on her future options of building an addition to her home.

Mr. John Musinski, of 215 Mahwah Road, approached and was sworn in by Mr. Rabolli. Mr. Musinski lives two houses away and reiterated Ms. Jalal's concerns. He mentioned the combined side-yard setback should be 25 feet and two variances should be requested.

Mr. Callahan's closing statement mentioned the Applicant's hardship due to the lot size.

Mr. John Musinski, of 215 Mahwah Road, reapproached stating he is an architect and wanted to bring to the Board's attention that a prior application that was submitted for a garage in the area was denied. There was a short discussion on that prior application.

Ms. Patty Jalal, of 213 Mahwah Road, Mahwah, reapproached stating the setbacks are almost non-existent. She asked that the proposed garage be reconfigured.

A motion was made by Mr. Whiteman seconded by Mr. Montroy to close the Public Hearing of the meeting and move into Work Session. All voted in favor.

## **VI. WORK SESSION:**

### **A. DKT.#1414-16 – DIMITRI & KATHRYN VALLIS 209 MAHWAH ROAD, BLOCK 71, LOT 89**

Application for side-yard variances to construct a garage and second floor addition.

The Board Members discussed the existing garage encroachment as well as the proposed attached garage versus a detached garage. By attaching the garage, there would no longer be an accessory structure on the property. Fire ratings were discussed in detail.

A motion to approve, with conditions, was made by Mr. Montroy, seconded by Mr. Straffin. A roll call vote revealed 5 aye votes by Mr. Larson, Mr. Montroy, Mr. Rabolli, Mr. Straffin and Mr. Whiteman, with Mr. Almeda abstaining.

A motion was made by Mr. Whiteman, seconded by Mr. Montroy, to close the Work Session portion of the meeting and move to Adjourn. All voted in favor.

## **VII. ADJOURNMENT:**

Before adjourning the meeting, there was a short discussion on future application submissions to the Board. Mr. Larson mentioned procedures including the submission of plans on a CD or USB flash drive so that the large projection screen can be utilized.

The meeting adjourned at 8:25 pm on a motion by Mr. Montroy, seconded by Mr. Whiteman.

These minutes were prepared by Geri Entrup, Zoning Board Recording Secretary.