TOWNSHIP OF MAHWAH BOARD OF ADJUSTMENT

MINUTES

JUNE 3, 2015

The combined public/work session meeting of the Board of Adjustment held at the Municipal Building, 475 Corporate Drive, Mahwah, NJ, beginning at 7:33 pm was called to order by Mr. Dator, Vice-Chairman, with the reading of the opening statement followed by the flag salute.

These minutes are a synopsis of the meeting. A verbatim audio tape recording is on file with the Board Secretary at the Board of Adjustment Office, 475 Corporate Drive, Mahwah, NJ. Copies of the tapes may be purchased for a fee.

PRESENT: Mr. Dator Mr. Montroy

Mr. DeSilva Mr. Straffin Mr. Ervin Mr. Whiteman

ABSENT: Mr. Kezmarsky Mr. Rabolli

Mr. Larson

ATTORNEY: Mr. Ben R. Cascio, Esq.

I. APPROVAL OF BILLS:

5/6/15; 5/20/15 \$500.00 Ben R. Cascio, Esq. – Attendance Two meetings

A motion to approve was made by Mr. Montroy, seconded by Mr. Straffin. A roll call vote revealed 6 aye votes by Mr. Dator, Mr. DeSilva, Mr. Ervin, Mr. Montroy, Mr. Straffin and Mr. Whiteman.

II. APPROVAL OF MINUTES:

None to present

III. MEMORIALIZING RESOLUTIONS:

A. DKT.#1389-15 – MATTHEW AND DANIELLE RYAN 22 RIVERVIEW TERRACE, BLOCK 17, LOT 6

Resolution granting a Side-Yard Variance for an addition.

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A motion to approve was made by Mr. DeSilva, seconded by Mr. Ervin. A roll call vote revealed 5 aye votes by Mr. Dator, Mr. DeSilva, Mr. Ervin, Mr. Straffin and Mr. Whiteman.

IV. OPEN TO THE PUBLIC:

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

V. PUBLIC HEARINGS:

A. DKT.#1390-15 – ALICE E. BLEDSOE 11 YOUNGS ROAD, BLOCK 150, LOT 25

Application for a Variance to permit the construction of an accessory apartment that results in 47% of habitable living space where only 30% is permitted per Township Code.

Mr. DeSilva recused himself from this hearing.

Mr. Bruce Whitaker of McDonnell & Whitaker, LLC, approached on behalf of the Applicant. Mr. Cascio indicated all notices were in order.

Mr. Whitaker gave an overview of the application. The Applicant is proposing to construct a modest second-floor addition over the existing garage as an accessory apartment attached to the primary residence. The apartment will be handicapped accessible for any necessary future use. Mr. Whitaker described the C1 and the C2 criteria as noted in the Statement of Facts submitted with the application.

Mr. Whitaker called Ms. Alice E. Bledsoe, of 11 Youngs Road, Mahwah. Ms. Bledsoe was sworn in by Mr. Cascio. Upon questioning by Mr. Whitaker, Ms. Bledsoe described her history in the Mahwah Township. She has lived in the Mahwah since 1973 and she, as well as her husband, were involved in many Township activities. She would like to continue living in Mahwah with her family and grandchildren by constructing the proposed apartment for herself so that her family can reside in the primary portion of the home.

There were no questions for Ms. Bledsoe from the Board or the Public.

Mr. Whitaker called Ms. Mary Mitsinikos of MKM Architects, 345 Route 17 South, Upper Saddle River, NJ. Ms. Mitsinikos was sworn in by Mr. Cascio. She presented her background noting she has been an architect for over 20 years. Ms. Mitsinikos was accepted as an expert in architecture.

Mr. Whitaker referred to plans that were submitted with the application, which were marked as follows:

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Exhibit A-1 List of Drawings, Graphic Symbols & Conventions, Graphic Indications and Site Plans by MKM Architects dated February 26, 2015.

Ms. Mitsinikos described the plans in detail of the proposed addition on the first floor and the proposed addition of an accessory apartment on the second floor. The entrance to the apartment will be through the back of the garage and will be a communal entrance. The apartment layout will be wheelchair accessible for any future need and set up comparable to a master suite. Coverages of the kitchen, bedroom and bathroom were noted and discussed. The utilities will be included with the primary residence. From an aesthetic standpoint, the addition will not look like an apartment but an expansion of the primary residence.

There were no further questions from the Board or the Public for Ms. Mitsinikos or Mr. Whitaker.

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

VI. WORK SESSION:

A. DKT.#1390-15 – ALICE E. BLEDSOE 11 YOUNGS ROAD, BLOCK 150, LOT 25

Application for a Variance to permit the construction of an accessory apartment that results in 47% of habitable living space where only 30% is permitted per Township Code.

Mr. Montroy stated it is beneficial to the Township to encourage multi-generation families to remain within the Township. A motion to approve was made by Mr. Montroy, seconded by Mr. Straffin. A roll call vote revealed 5 aye votes by Mr. Dator, Mr. Ervin, Mr. Montroy, Mr. Straffin and Mr. Whiteman.

VII. ADJOURNMENT:

The meeting adjourned at 7:58 pm on a motion by Mr. Montroy, seconded by Mr. Straffin.

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