

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES
August 28, 2019
7:00 PM

Meeting called to order at 7:04 p.m.

“Pledge of Allegiance to the Flag” recited.

This meeting was advertised in the Daily Record and the Roxbury Register.

Swore in Eric Green as LUB alternate member #2

Attendance Roll Call: Hallowich, Foley, Driscoll, Van den Hende, BaRoss, Rinaldi, Loughridge, Mayor Stanzilis, Green

Absent: Fostle

Motion for approval of meeting minutes from August, 28, 2019. Motion by Foley second by Driscoll
Roll Call: Hallowich, Foley, Van den Hende, Driscoll, BaRoss, Motion approved.

Motion to approve Vouchers. Motion by Foley, second by Hallowich.

Roll Call: Hallowich, Foley, Driscoll, Van den Hende, BaRoss, Rinaldi, Loughridge, Mayor Stanzilis.
Motion approved.

Memorialization of Resolution: Dennis and Colleen Kearney, 37 McGregor Ave. Block 10, Lot 26

Motion by BaRoss, second by Driscoll

Roll Call: Hallowich, Foley, Driscoll, Van den Hende, BaRoss

Application Carried: Lake Hopatcong Yacht Club – 75 N. Bertrand Ave. Block 51, Lot 6 & 7

- Bulk & Use Variances
- Deemed Complete July 2, 2019

The Yacht Club is proposing a historical renovation of the 106 year old building to bring it back to its original design.

They are proposing to add 300 sq. ft on first floor and approximately 100 sq.ft. on the second floor totaling approximately 400 sq. ft. of additional space.

They will also be modifying the patio adding about 1% of impervious coverage.

Mr. Hefele went over the items that were addressed last month regarding the 2003 Site Plan Application:

1. Traffic control signage and pavement marking will be redone
2. Bulk head repair
3. Drainage easement to be recorded
4. Staircase that to be added to the house for additional access was never built but they do not need the stairs and are asking to have that waived. The Borough’s Construction Official went out to the site to inspect and the staircase is not needed. The 2003 Plan to be amended to eliminate requirement.
5. Boat ramp bulk head closure, they cannot close off that ramp as it is the main launch.

6. Parking area lights and 6 bollard lights, additional lighting not needed.
7. Requirement for stone veneer on the retaining walls. This is not required.
8. Evergreen trees will be replaced
9. Two (2) designated parking spaces for reserved Parking will be marked reserved
10. Onsite parking stalls, they use these spaces for both boats and cars through out the season pending on events.
11. Added two freezers that were not permitted and require a variance. Applications to be submitted to the Construction Department. Variance included in current application.
12. Area at waterfront which was a concrete wall, a dock was constructed. They received approval by the state and are to submit dock permit application to the Construction Department.

Eric Holterman - HMR Architects Princeton NJ

Board Members approve Mr. Holterman's credentials

Exhibit A2 - colored version of the plan- plan shows existing and proposed addition and patio.

Mr. Holterman goes over the floor plan of the building. The upper porch has historic features that are worth preserving. There is a structural scope of work needed, they would like to preserve and reopen the existing porch on the 2nd floor, returning it to its original design. The porch will have to meet the current code and the structure will need to be reinforced. To comply with the occupancy load they will need two (2) means of egress. The bar area will be extended to add one of the two staircases, which will also extend the upper porch.

No change in the height of the structure and the extension will not interfere with views of neighbors.

Total addition is 435 sq. ft. total coverage is 1000 sq. ft., this includes pushing the patio out a little further. Existing lot coverage is 54.9%, proposed is 56% which exceeds the allowable 50% by 1.1%. Those numbers do include the freezers that were installed in the back of the building.

Dock was added along the waterfront to help bring the boats in and out of the water. They applied to the State DEP for approval for the dock.

Exhibit A3 - DEP Approval Letter for dock

Exhibit A4 - photos of the entire site

Chairman asks about the increase in impervious coverage and what is being done about water run-off.

There is a current trench drain and drywell constructed from the 2003 application. They are to install an additional dry well, this will be an amendment to the current plan. The applicant will hire an Engineer to do the necessary testing and draft a new plan to be reviewed and approved by the Borough Engineer. Test pits and soil evaluation to be determined.

Martin Kane is sworn in. Mr. Kane is a Lake Hopatcong Historian and is with the Lake Hopatcong Foundation.

Mr. Kane introduced **Exhibit A5 and A6** – Photographs of the Yacht Club from 1910 showing the upper porch with members gathering. Mr. Kane stated that when the Yacht Club did renovations in 1961, those renovations were done poorly and overtime has deteriorated causing the Yacht Club to close off the

Porch and access stairs. He stated that the new development would make use of the Porch as originally intended and restore the historic architectural look.

John McDonough, P.P. testified in support of the Applicant.

Exhibit A7 – 6 part exhibit of maps and photographs - parcel map, site pictures of docks, freezers, neighborhood, the building, parking lot.

Exhibit A8 – 3 pages of photos taken in the spring by Mr. McDonough

This is a Use variance in a residential zone but has existed for over 100 years and co-existing with its neighbors for over 100 years.

Chairman questions the use of the upper porch and if umbrellas will be used on the extended addition that may obstruct the view of residents across the street. Mr. McDonough clarifies that there will be tables with umbrellas on the front portion of the porch but the extension will not be useable space, therefore the view will not be obstructed.

Mr. McDonough

Positive Criteria

- Historic preservation
- Modernization and to upgrade the use
- Safety – facilitate more efficient use of the land

Negative Criteria

- No detriment to the area, not intensifying the Use, membership will not be increased
- No impact on the Zone Plan
- C Relief related to the coverage will make the overall site better.
- Design exceptions related to the docks all are to make improvements

Mr. McDonough confirms that in granting the amended site plan the negative criteria is met as well and will function safely and efficiently.

Open to the Public:

Mike Stanzilis asks about the view and if it will be impacted by the 4 feet extension. The upper deck of that 4 ft extension will not be used, only the front portion of the porch.

Mr. Stanzilis asks if the limit on membership could be a condition on the resolution. Bernd Hefele responds that that would not be something they can agree with. They are at 175 and will not accept any more than that...the Club has been working with that number for many years and do not want to put a restriction on it. Mr. Stanzilis agrees that the lighting is fine the way it is and the neighbors do not want any additional lighting.

Fred Steinbaum a member of the Yacht Club and Lake Hopatcong Commission, is life-long resident of the Lake. Mr. Steinbaum strongly recommends the acceptance of the Application. He does have concerns of the water runoff in to the lake and the overbuilding on the lake.

Colleen Lyons the Administrator of the Lake Hopatcong Commission also urged the Applicant to consider a more substantial water management plan. She recommends a detailed drainage plan and followed by a maintenance plan.

Closed to the Public

Mr. Selvaggi went over all conditions to be included
Storm Water management plan and a maintenance plan will be added as a condition.

Motion to approve by Foley. Second by Hallowich

Roll Call: Hallowich, Foley, Driscoll, Van den Hende, Rinaldi, BaRoss

Vote:

Yes: 6

No: 0

Abstained: 0

8:58

Motion to Adjourn by Hallowich, Second by Driscoll

all in Favor

Respectfully submitted

Kathy Appleby