

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES
May 22, 2019
7:00 PM

Meeting called to order at 7:03 p.m.

“Pledge of Allegiance to the Flag” recited.

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

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

Motion for approval of meeting minutes from January 23, 2019. Motion by Foley second by Mayor Stanzilis.

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

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

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

Application: George and Lorrie Albinson – 89 N. Bertrand Island Rd. Block 51, Lot 4

- Bulk Variance Relief for Addition
- Deemed Complete May 6, 2019

Mayor Stanzilis and Dave BaRoss recused themselves. Both are neighbors of the Applicant and were “Noticed”. Maria Farris stepped up as the alternate member.

Bernd Hefele introduced the applicants and presented the application to the Board. Applicant George Albinson was sworn in by Michael Selvaggi. Mr. Albinson testified that he and his wife are the owners of the property at 89 N. Bertrand Island Rd. They purchased the house in 1996, did minor renovations added a walk out basement to add additional storage. Mr. Albinson described his property as being narrow and sloping in the rear of the property towards the lake. Mr. & Mrs. Albinson discussed with their architect different ways to add more space to their home by either putting an addition on top of the existing home or extending out on the same level towards the road. They decided to build out opposed to going up as the neighbors on both sides have already added a level and with the properties being very narrow it would give the house a boxed in look. Building out would distinguish the Albinson’s house from the others and give it more curb appeal.

Chairman asks the Board if they have any questions at this point, no comments

The Chairman then opened up to the public. No questions closed to the public

Fred Stewart, PE, 148 E. Main St. Rockaway, NJ was sworn in. Mr. Stewart prepared the plans and explained the current conditions on the property. Mr. Stewart starts with **Sheet 1** of the Plans revised on

5/10/19 existing conditions 1 ½ story dwelling. In the front is a 2-car parking area located street level and down stairs that goes to another parking area connected by a driveway, another set of stairs to a porch area and entrance to the house. In the rear is a deck, paver patio and a dock. Mr. Stewart continues with **Sheet 2** of the plans the proposed layout. The addition will extend 25ft from the front of the dwelling and no change to the side yard which are pre-existing non-conforming. The front will remain as is except for close to the dwelling. The drain system is existing and a trench grade at upper level that captures run off with additional catch basins. They will be maintaining the same pattern with a slight change but sufficient for what the applicant is proposing. **Sheet 3** is soil erosion program and slope areas, Mr. Hefele explains that you could not redevelop the lot without disturbing slopes because of the nature of the lot.

Chairman Van den Hende questions the method for detaining water more efficiently. Mr. Stewart explains that the water draining directly from the roof is clean. More discussion on the impervious coverage and the runoff into the lake. No other questions regarding the run off from the Board members and no further testimony from the applicant. Mr. Hefele reviews the construction plan of the addition, no questions from the Board. Mr. Lemanowicz makes reference to the retaining wall and parking system. This retaining wall will withstand a parking area and will need engineering plans submitted with the construction plans.

Mike Selvaggie addresses the concerns of the Lake Hopatcong Commission and asks Mr. Hefele to address their concerns. Mr. Hefele again explains that the impervious coverage increase is diminimus.

No further questions from the Board, Tom Foley adds that our Master Plan recognizes that we should entertain variances for impervious coverage to beautify our waterfront.

Chairman opens to the public:

Ann Pravs, 30 Kadel Dr. addresses the Lake Hopatcong Commission's concerns of the runoff into the lake. She understands that there isn't any room to make changes on this lot.

The Board and the Applicant thank Ms. Pravs for sharing the Commission's concerns.

Laura Hepplewit is a neighbor and believes this is a positive change to the neighborhood and appreciated that the Albinson's came to her before making this plan.

Closed to the Public

Motion to Approve Bulk Variance Relief. Motion by Foley, Second by Farris

Conditions: Additional engineering plans of the lower parking area and retaining wall

Roll Call: Driscoll, Hallowich, Foley, Van den Hende, Rinaldi, Loughridge, Farris

VOTE:

IN FAVOR - 7

OPPOSED - 0

Abstained -2

Motion to Adjourn by Foley, Second by Hallowich

All in Favor

Respectfully submitted

Kathy Appleby
Secretary