

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES
November 20, 2019
7:00 PM

Meeting called to order at 7:06 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, Driscoll, Van den Hende, Fostle, BaRoss, Green, Lang, Meehan

Absent: Foley, Rinaldi, Loughridge, Mayor Stanzilis

Motion for approval of meeting minutes from October, 23, 2019. Motion by Driscoll, second by Green
Roll Call: Hallowich, Driscoll, Van den Hende, BaRoss, Green, Lang, Meehan. Motion approved.

Motion for approval of Vouchers for October and November 2019. Motion by Driscoll, second by Hallowich. Motion approved

Roll Call: Hallowich, Driscoll, Van den Hende, BaRoss, Green, Lang, Meehan

Memorialization of Resolution: HESP Solar, LLC- Berkshire Ave. Block 3, Lot 8

Motion by BaRoss, second by Hallowich

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

Application: Taylor – 113 N. Bertrand Island Rd. Block 39 lot 35.

- Bulk Area Variances
- D1 and D4 Variances
- Deemed complete October 7, 2019

Anthony Sposaro, Esq.

Thomas Graham Dykstra Walker, 21 Bowling Green Parkway, Lake Hopatcong, NJ, licensed professional Engineer.

11/04/19 last revised plans

RA 7.5 Zone

Access drive via Catamaran Ct. no road frontage

133 ft. lake frontage

7,864 sq. ft. lot size

Proposing to expand footprint of the building

Exhibit A1 – Lot Development, proposed Building expansion 10 /20/19

Eliminated walkways and concrete planters

Removed 2 docks, build new dock, relocate gazebo and build new covered dock with rooftop deck

Variances requested:

Existing 53.4%, reduced to 49.3%

Minimum lot width frontage is 50ft lot is 86 ft. wide and there is no frontage

25 ft. variance from frontage

Side 10 ft existing has 2.8 ft. and will not change

Combined side 20ft. proposing 12.5 ft. 13.6 combined existing. 12.5 proposed for combined side yards.

Min rear setback is 20ft existing is 23.4 ft and proposed is 19.6 ft
Far 64% including basement lowest floor above 65% above grade. Did not include accessory structures in FAR. Unless the structure was within the property line, the structures can be included in the calculations for FAR. The boat house and gazebo are outside property line, they are in the lake. Allowed FAR .30%, existing 0.60%, proposed 0.64%.
Minimum rear setback 15ft allowable 14.1 ft existing for patio
Min width dock 4ft. proposed covered middle stem is proposed is 2ft only to tie boats up on both sides.
Max number of docks allowed is one (1) per 100ft. of frontage. Allowed 1 and proposed number is 2 docks, and boat house. 3 boat spaces. Min side for boathouse requires 14ft and existing is 3.3ft. max distance neighboring boathouse by ordinance is 28ft, existing is 4.2ft to adjacent boathouse.
Max number of boathouses is 1 per lot, proposed is 3...boathouse, covered dock and gazebo.
Area of boathouse within pier line is no more than 10%, existing is 2.1%, proposing 15.9%

15 technical comments 13 of 15 addressed as satisfactory.

Exhibit A2 - Rain garden plan dated 11/20/19

Maintenance, location and detail of raingarden

Future owners to maintain raingarden

Dry well is more volume and recharge

Rain garden some volume but more water quality for the smaller storms

Roof litters will be directed to the raingarden

Below ordinance requirement for impervious coverage and raingarden will serve better quality of runoff to the lake.

**Francis Taylor (property owner) is sworn in
9 Old farmstead Rd. Chester 07930**

Grew up in Mt. Arlington living in Chester for 25 years and plans on retiring in Mt. Arlington.

The property is on main lake and it is very rough on the weekends. the proposed dock is for guests only.

The existing boathouse is less than 8 ft wide and is very old and designed for smaller boats and is built into the land and is very shallow and only 6ft inside in height.

John McDonough – Planner

D1 Use Variance has been eliminated as one dock is being removed from original plans.

D4 FAR Variance related to the building.

.30% is allowed 64% is proposed internalizing external spaces, 2 patio areas will be enclosed and become part of the structure.

Exhibit A3 – six (6) part exhibit of maps and photos.

Pg. 1 – Property layout

Pg. 2 – Aerial photograph of property with dwelling, L shape dock that will be removed, boathouse to be rehabilitated and relocation of gazebo

Pg. 3 – color coated area map

Pg. 4 – FAR Variance

Pg. 5 - Photos of property and dwelling from different angles

Exhibit A4 – Architectural plans submitted as part of application

Pg. 1 - 4 different elevations

Pg. 2 - proposed expansions

Pg. 3 - boat houses and gazebo

Exhibit A5 – Elevation of left side of the building

D4 Variance -0.6 existing, 0.3 allowed, .64% proposed .60% exists

C2- better zoning alternative

Application to be carried to December 18, 2019 Meeting without further Notice

Application: Mark Charnet-497 Windemere Ave., Block 38, Lot 3

- FAR Variance and Bulk Variances
- Deemed Complete October, 2019

Joseph O'Neil, Esq. – attorney for the applicant

Mark Charnet and Theresa Larson Charnet

3 Sunnyknoll Ct.

Wayne, NJ

Sworn in

The Charnet's acquired the property by auction, they plan to retire at this residence. There are modifications needed to accommodate both of their disabilities including an elevator, indoor pool, detached garage and extended driveway.

Mark Gimigliano from Dykstra Walker, licensed professional engineer, bowling green pkwy

There was prior approval from the Mt. Arlington Land Use Board in April of 2017 for the detached garage.

Dykstra Walker was brought on as the Engineering company in February of 2019 to make additional changes to the Charnet's plans.

Exhibit A1 – Existing conditions by Careaga

9:00:37

80 ft elevation from Windemere Ave. and Lake Hopatcong, driveway very steep

Exhibit A2 - Site Grading Plan, septic boathouse drywells added approved by original plan

Variances approved in previous application:

FAR Variance

Impervious Coverage

Detached garage

Garage setback

Side yard setback for garage

Height of garage

Driveway grade

Retaining wall setback

Exhibit A3 –colored rendered site plan

Modified original plan to fit the applicants needs

Elevator

Indoor pool

Driveway- slope revised from 20% to 17%

Paths to boat house revised to pavers and sitting areas added

Driveway retaining walls will be supported by concrete instead of rock

Upgrades to patio areas by the boathouse

Removal of septic system and installation of sewer pump

water and electric will be added to boathouse

Variances required:

- FAR variance previously approved was .232%, allowed is .18% and proposed .320%.
- Max building height is measured from average grade, the addition of the indoor pool and raising the roof to make 3rd floor livable space brings the building height from 2 1/2 stories to 4 stories.
- Impervious coverage previously approved was 31.4%, where 25% is allowed and 42.5% is proposed. 4 drywells were installed, an additional drywell is proposed for roof runoff. Stone trenches to be added to capture storm water.
- Accessory structure in front yard (garage). 24.8ft was approved, 40ft is required and 32.2ft is what has been constructed.
- Side yard 1.3ft approved, 12ft required and 4.5ft constructed.
- Grade 25 ft. of curb 5.6% was approved, 4% allowed and 8% is proposed.
- Driveway width existing is 12ft., 20ft. proposed at the top, 24ft. through the turn and 19ft. at the bottom.
- Retaining wall height approved 9.5 ft, side yard setback is ½ ft from side, side setback to stay the same, proposed height is 8.5ft.
- Living space above boathouse is being renovated and decking to be replaced.
- Roof height will be raised 4ft. for additional living space

Michael Bengis licensed architect, Hopatcong, NJ

Sworn in

Exhibit A4 - First Floor and Basement Plans with existing first floor with the addition for the pool.

Pool dimensions 35'x16'

Exhibit A5 – Section through the house with the second floor and attic space that will be raised. Attic was existing, the proposed plan is to raise the roof to create additional living space.

Exhibit A6 – Right side view of the house showing where the proposed elevator shaft will be located.

Exhibit A7 – View from Windemere Ave. looking down at house. Garage is 1 and ½ car garage, the entrance is from the front, and an entrance from the back will be used for storage.

John McDonough is sworn in.

The applicant is seeking 8 variiances, 5 of them were previously granted.

Exhibit A8 – 6 part exhibit

1st page is the showing the lot, 125ft. is required, the application has 81 ft. The house is an original Stickley.

2nd page is the build out of the property

3rd page shows surrounding land use characteristics

4th page surrounding zoning RA-30

5th & 6th page is the site as it looks today

Vice Chair asks if impervious coverage can be reduced.

Mark Gimigliano from Dykstra Walker, licensed professional engineer,

Driveway width can be reduced 2 ft.

Walkway reduction is suggested, permeable pavers can be used.

Mark Charnet testifies explaining the History of Stickley. The Charnet's want to restore the history of the house and property.

Open to the Public

Colleen Lyons from LHC- the commission recognizes that the applicant has been accommodating to the water runoff with additional drywell, landscape pavers and trenches.

Rob Van den Hende – questions the runoff and the retaining walls. Mr. Gimigliano comments that the walls will be designed with drainage in mind. Mr. Van den Hende asks for the walkway to be relocated to reduce impervious coverage. Within the landscaped area between the house and the lake there will be stone trenches to capture water runoff. Revisions will be made to the plan to show these changes.

Closed to the public

Application to be continued to the December 18, 2019 meeting, the applicant is to submit revised plans based on the Board and Public's suggestions in order for the board to vote.

Resolution #2019-170, Governing Body adopted this resolution for a Redevelopment Study. Planner is to investigate and prepare a map and report with recommendations. The LUB is to review report and give comments. There is no time frame outlined in the Resolution, if the report is prepared it will be added to the Agenda for January.

Motion to adjourn 10:38pm

Motion by Fran Hallowich

