

**BOROUGH OF MOUNT ARLINGTON**  
LAND USE BOARD MEETING MINUTES  
September 25, 2019  
7:00 PM

Meeting called to order at 7:05 p.m.

“Pledge of Allegiance to the Flag” recited.

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

Swore in Karen Meehan as LUB Alternate Member #3

**Attendance Roll Call:** Hallowich, Driscoll, Van den Hende, BaRoss, Rinaldi, Loughridge, Meehan

**Absent:** Fostle, Foley, Mayor Stanzilis, Green, Lang

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

**Motion to approve Vouchers.** Motion by Hallowich, second by BaRoss.

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

**Memorialization of Resolution:** Lake Hopatcong Yacht Club, 75 N. Bertrand Island Rd. Block 51, Lot 6&7  
Motion by Rinaldi, second by Driscoll

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

**Application:** Lloyd and Carol Kitchin – 21 Edgemere Ave. Block 14, Lot 10

- Bulk Area Variances
- Deemed Complete September 6, 2019

The Applicant Lloyd Kitchen and Architect/Planner Ken Fox were sworn in.

Mr. Kitchen testified that he and his wife are asking to build a detached garage to store boats, trailers and equipment that are usually stored on the side property. Mr. Kitchen believes the garage would be an aesthetic improvement as the garage is designed to match the house. The trailers and boats will be stored inside the garage and not out on the lawn for all to see.

Ken Fox architect and planner testified and presented **Exhibit A1** – a colored version of the site plan showing the oversized lot with the dwelling set back from the street. As per the reports from the Borough’s Planner and Engineer they have decided to move the garage to be 12ft off the property line to eliminate the side yard variance. The lot slopes from the front down to the lakeside in the rear and due to the topography they would not be able to create an access to a garage in the rear of the yard. They are asking for a variance to put an accessory structure in the front yard.

The proposed garage is 27' x 30' with 2/3 of that open to the roof to provide additional storage as a loft area. Garage door height is 9ft with an opening that will not be visible by the street and a gazebo added to match gazebo on the opposite side of house.

**Exhibit A2** – drawing of Building height from grade to the highest point is 15.25' which exceeds the Borough's ordinance of 12'. Mr. Fox added that the additional height is needed so that the Applicants can store large boats and trailers inside opposed to outside on the lawn. Mr. Fox stated that there is no negative impact to any neighbors, the building height will look lower from the street because of the grade sloping down towards the lake. There will be no heat or hot water in proposed garage. Mr. Fox agreed that the Applicant would relocate the garage, moving it an additional 2' off the property line. This will place the garage 12ft from the property line which does not require a variance. Electric will come directly from the house and the sewer utility line will be adjusted. Allowed square footage for accessory structures is 528 sq. ft., Applicant is proposing 1,037sq. ft. Including storage shed and boat house. Mr. Fox presented **Exhibit A3** – photographs of the existing buildings and neighborhood surroundings. Water runoff is a concern of the Board's and the Lake Hopatcong Commission due to the additional lot coverage. Mr. Kitchin explains that there is a drainage pipe that runs down to the lake. Mr. Fox explains that there was not a water management plan included with the application as they were not over the impervious coverage. Applicants will provide drywells and a stormwater plan to ensure that water runoff would be captured and diverted.

Dave Clark states that the applicant has hit on all items that was requested in his technical review.

Roof height calculation

Moving the building 2 ft.

Height of retaining wall, if in excess of 4ft there is a requirement to apply for a building permit.

Planner asks for explanation of the use of the loft and to ensure that Applicants agree that that space could not be used as a residence in the future.

**Open to the Public: none**

**Bulk Variance relief being sought C1 and C2:**

-Max height of structure 15.25 whereas 12 ft required

-528 sq. ft allowed and 1,037sq ft proposed

-Shed in the front yard had no prior approvals so this will be included with new garage in the Applicants request for relief

-The side yard setback is no longer a request as they are moving the shed 2 ft but the shed needs a side yard variance.

**Conditions:**

-Plans need to be revised to include the side yard setback on the south easterly side

-Provide a storm water plan showing drywell calculations

-No residential use of the garage

-Relocate the sewer line

-Compliance with any conditions in the engineering report.

Motion to approve by BaRoss. Second by Driscoll

**Roll Call:** Hallowich, Driscoll, Van den Hende, Loughridge, Rinaldi, BaRoss, Meehan

**Vote:**

**Yes: 7**

**No: 0**

**Abstained: 0**

Motion to Adjourn by Hallowich, Second by Driscoll

**7:46**

**all in Favor**

Respectfully submitted

Kathy Appleby