

BOROUGH OF MOUNT ARLINGTON
LAND USE BOARD MEETING MINUTES

April 28, 2021
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.

Attendance Roll Call:

Hallowich, Driscoll, Van den Hende, Fostle, Rinaldi, Mayor Stanzilis, Green, Karpman, Roldan

Absent: Foley, BaRoss, Lang, Meehan

Motion to approve March 24, 2021 Meeting Minutes by Rinaldi, Second by Karpman

Motion to approve Vouchers (No Vouchers)

Application:

Brian Kitchin

23 Edgemere Ave.

Block 14, Lot 12

Bulk Variance, D4 Use Variance (FAR)

Deemed Compete: March 29, 2021

Property owner Brian Kitchin was sworn in.

Mr. Kitchin has been a resident of Mt. Arlington most of his life, he inherited the property from his grandparents. The single car driveway has a very steep, dangerous slope that directs to the garage in the front of the house. In the winter it is hazardous coming down the driveway, they have to park at the top of driveway to avoid a vehicle hitting the garage/house. He wishes to regrade the driveway, move garage to the other side of the house entering from the side to make a turn around. Mr. Kitchin also wishes to construct an addition above the new garage and right side of the house.

William Byrne licensed architect

10 Main St.

Chester, NJ

Sheet 1 of submission shows elevations, the house is far below grade of the street and screened by foliage. The steep slope of the driveway made it challenging to design a home that would improve the entrance from the driveway.

The existing single car garage will be converted to living space and a new 2 car garage will be constructed at the opposite side of the house.

Basement is excluded from the FAR as the area is below grade.

Exhibit A1 – Rendered view of proposed addition with enhancements

- Lighting is soft shielded
- Entrance light at front door and light at back mudroom door.
- Playroom & small bath in basement, no plans of renovations in the future.
- No changes to the rear deck
- Proposed exercise room will remain as exercise room and will need approval to convert to bedroom in future. (deed restriction)
- Attic is non usable space.

Mike Roth is sworn in
Roth Engineering, LLC
52 Quail Run
Long Valley

Exhibit A2

Arial view of existing conditions

RA30 zone

Property is a lake front flag lot with the lake to the North

Pre-existing nonconforming conditions:

- Lot area
- Width
- Side yard
- Accessory side yard
- Driveway slope
- Impervious coverage
- Floor Area Ration (FAR)

Exhibit A3

Arial with proposed addition

Mr. Roth stated that the drywell will decrease storm water runoff, the pre-existing impervious coverage and set backs are a hardship to the owner.

The property is undersized & a unique shape. The proposed addition is not overbuilt, there is no negative impact to the neighboring properties.

The new proposed driveway slope will improve drainage conditions and make the driveway safer. The slope at entrance of the driveway is too difficult to provide landing area

Open to public:

Colleen Lyons from the Lake Hopatcong Commission stated that the Commission is supportive of the Applicants proposal. She recommended that the Applicant install drywells and not use harmful fertilizer on their lawn. Applicant agreed to both.

Chairman questioned the dock and water lot coverage. The applicant agreed to remove a portion of the dock.

The applicant responsibilities:

- Deed restriction for the drainage plan maintenance
- Use of non-phosphorus fertilizer
- Move shed
- Pull up dock to the property line
- Exercise room to stay as is unless apply for approval

Motion to approve the D4 Use Variance by Driscoll, second by Green

Roll Call: Hallowich Driscoll, Van den Hende, Rinaldi, Green, Karpman, Roldan

D4 Variance

Vote:

In Favor - 7

Opposed - 0

Abstained – 0

Motion to approve Bulk Variance relief by Roldan, second by Hallowich

Roll Call: Hallowich Driscoll, Van den Hende, Rinaldi, Green, Karpman, Roldan

Bulk Variances

Vote:

In Favor - 7

Opposed - 0

Abstained – 0

Meeting Adjourned