

RESOLUTIONS:

There were no Resolutions to approve.

APPLICATIONS:

1. **Steven and Susan Hunt** – 125 Stevens Avenue, Little Falls. Lot 18, Block 99. Porch addition. Variance required. R-1B Zone.

The applicants were not represented by legal counsel. Ms. Susan Hunt testified before the Board that they are requesting a variance relief for a front addition to their existing single-family dwelling. She said they are proposing to construct a front porch the width of their two-story single-family dwelling. She stated that the front yard setback with the new front porch would be in conformance. She also stated that even with the proposed porch addition the dwelling would still maintain a front walkway and a grassed front yard. Mr. Christaldi, the Board Engineer, stated that there are pre-existing non-conformities such as, lot area of 5,750 square feet which is existing (9,000 square feet is required); Lot width 50 feet is existing (75 feet is required); Lot depth 115 feet is existing (120 feet is required); Side yard accessory garage two feet existing (5 feet is required). Mr. Christaldi also stated that they propose an 8 foot projection to the front of the dwelling which reduces the existing front yard setback by 8 feet, therefore from 19.75 feet to 11.75 feet (minimum of 25 feet is required).

Several members of the Board came forward with questions. Mayor Damiano questioned the front yard setback of 11.75 feet square feet. He asked if this will be out of place in the neighborhood and will it be in line/conformance with the other homes? Ms. Hunt stated that it will not be out of place, it will still be in character with the others on the street. Mr. Greco asked about the front 4 posts. Are they four by fours and shouldn't they be six by sixes? The Board was told that question is for the building department and they will have to check it. Dr. Abdi asked if the house will be in line with others on the street? It was stated that photos were shown and it will be consistent with frontage of the other homes on the street. Mr. Barry asked if railings will be provided, and will the porch be enclosed? Ms. Hunt stated that it is not their intention to enclose it.

This portion of the meeting was opened to members of the public. No members of the public came forward, this portion of the meeting was closed to the public.

Mr. Sgobba motioned, seconded by Mr. Barry to approve the application as presented. The Board finds that the applicant's have satisfied the positive criteria and that the upgrade to the residential dwelling will result in efficient use of the land and not be out of character with other houses in the neighborhood.

Poll of the Board: Ayes: Greco, Corage, Barry, L. Damiano, Mayor Damiano, Councilman Sgobba, Seber, D. Damiano, Dr. Abdi, and Chairman Kilpatrick
Nays: None

The Chairman declares this application APPROVED.

Old Business: None

New Business: Discussion about Vice Chairman Greco retiring from the Board at this time, and the Board appreciated all of his time and dedication over the years he was with us. He will be missed.

Approval of the Bills: presented to the Township.

Adjournment: 7:20 P.M.