

MONTGOMERY TOWNSHIP ZONING BOARD
MONTGOMERY TOWNSHIP, SOMERSET COUNTY, NEW JERSEY
REGULAR MEETING
MARCH 18, 2014

MINUTES

Chairman Gale called the meeting to order at 7:34 p.m. and read the opening statement which affirmed that adequate notice of the meeting had been posted and sent to the officially designated newspapers.

BOARD MEMBERS PRESENT: Chairman Gale; Vice Chairman Cheskis; Mr. DeRochi; Mr. Fenton; Mr. Post; Ms. Covello, Alternate #1

ALSO PRESENT: Mr. Drollas, Jr., Board Attorney; Mr. Cline, Board Engineer (left at 8:05 p.m.); Mr. Palmer, Zoning Officer

I. SALUTE TO THE FLAG

II. APPOINTMENT OF SUBCOMMITTEE MEMBER

Mr. Fenton was appointed to the Site Plan/Subdivision Committee.

III. APPLICATIONS

Case BA-01-14

Applicant: Robert and Debra Foxx

Block 30003 Lot 15

Submission Waivers and Bulk Variance

Expiration Date – 120 Days from Submission Waiver Approval

Affidavit of Notification and Publication Required

Notice was found to be in order.

Robert Foxx was sworn in. The application is for a variance for lot coverage and building coverage. Due to the setback of the house and the side entry garage, the driveway accounts for over 1/3 of the current lot coverage. When the house and the front walkway are included it leaves only 26 square feet for patios. The original homeowner installed a walkway from the driveway to the patio and a patio/deck in the rear. The lot currently has a total lot coverage of 28%. The coverage will ultimately be reduced by 168 square feet which will reduce the coverage to 27%. There are two swales on either side of the house for rainwater that leads to a grate located on the open space. In the two years since they have owned the house there has never been a water issue. Landscaping will be added to the rear of the lot. The patio is being moved further from the parking lot located on the neighboring property. There will be 675 square feet of existing coverage removed and 513 square feet constructed. The deck will be 168 square feet and the patio will be 345 square feet. The rear deck will have spaces between the boards. The slate at the end of the driveway is being removed because it is not really used.

Mr. Cline discussed the submission waiver from providing stormwater management calculations. Mr. Cline and the applicant met at the Township and then walked the site. Mr. Cline confirmed there are swales on both sides of the property. The expanded deck is roofed and will tie into the onsite subsurface drainage system. The additional drainage from the deck will go into the drain and will not contribute to runoff.

Mr. Cline and Mr. Palmer were sworn in.

In response to questions asked by Mr. Cline, Mr. Foxx testified that if it were not for the unique shape of the lot he probably would not need the variance. The shape of the lot forces the house to be setback 70', where 40' is required. The house has a side entry garage which makes the driveway very long and wide which is unusual in the neighborhood.

Mr. Cline noted that there is positive drainage to the rear of the property over a relatively extended period. He recommended the submission waiver be granted subject to the condition that any roof leaders that are added to the house be tied into the existing subsurface drain lines. If the additional flow causes any backing up, the leader line in the ground will have to be upsized.

Mr. DeRochi made a motion to approve the submission waiver, which was seconded by Ms. Covello. This carried on the following roll call vote:

Ayes: Cheskis, Covello, DeRochi, Fenton, Post and Gale

Nays: None

A motion to approve the submission waivers was made by Mr. DeRochi, which was seconded by Vice Chairman Cheskis. This was carried on the following roll call vote:

Ayes: Cheskis, Covello, DeRochi, Fenton, Post and Gale

Nays: None

A motion to approve the application with the conditions was made by Vice Chairman Cheskis, which was seconded by Mr. Post. This was carried on the following roll call vote:

Ayes: Cheskis, Covello, DeRochi, Fenton, Post and Gale

Nays: None

IV. MINUTES

February 18, 2014 – Regular Meeting

A motion to approve the minutes was made by Vice Chairman Cheskis, which was seconded by Mr. Post. This was carried on the following roll call vote:

Ayes: Cheskis, Fenton and Gale

Nays: None

There being no further business to come before the Board, the meeting was adjourned at 8:24 p.m.