

ZONING BOARD OF APPEALS
MEETING MINUTES
Wednesday, September 14, 2016

Call to Order: Chairman Stare called the meeting to order in the Roselle Village Hall Council Chamber at 7:00 p.m.

Roll Call:

Present: Members Pileski, Eichholz, Rhode, Wurtz, Walloch & Chairman Bob Stare

Absent: Member Lombardi

Staff: Matthew Fitzgibbon, Planner

Approval of the Agenda: Mr. Rhode moved to approve the agenda for the meeting as presented. Mr. Pileski seconded the motion and the motion carried (6-0) by a voice vote.

Approval of Minutes: Mr. Pileski moved to approve the draft minutes of July 20, 2016. Mr. Rhode seconded the motion and the motion carried (6-0) by a voice vote.

Consideration of Petitions:

A. ZBA 15-436, Allison, 101 W. Maple – front yard setback

Chairman Stare entertained a motion to open the public hearing for ZBA 15-436. A motion was made by Mr. Eichholz and seconded by Mr. Wurtz. The motion carried (6-0).

Planner Fitzgibbon provided an overview of the petition. The petitioner desires to construct a front porch on his home. The proposed porch encroaches the front yard setback by 3'. The total width of the proposed porch is 6 feet, so from a staff perspective, the request is not unreasonable, since a 6 foot wide porch is just enough room to have chairs. Also, the proposal would not appear to impact the neighborhood negatively. Mr. Fitzgibbon introduced the petitioner Mr. Bob Allison.

Mr. Allison explained that he desired to construct the front porch to improve the appearance and function of the front of the house. It is a bare façade presently, and he hopes the front porch will improve the appearance.

Chairman Stare asked if the contractor was selected for the job; Mr. Allison stated he planned to do the work himself.

Mr. Walloch stated that he agreed that 6 feet is needed for a functional porch, and he spoke in favor of the proposal.

Chairman Stare asked if the Board members has any further discussion. Chairman Stare invited audience members in attendance to speak. There were no comments from the public. There were no further comments from the Board members.

Mr. Rhode made a motion to close the public hearing, seconded by Mr. Walloch; the motion carried (6-0).

Mr. Rhode motioned to approve the findings of fact, seconded by member Pileski; the motion carried (6-0).

Mr. Rhode motioned to approve the variation; the motion was seconded by Mr. Wurtz; the motion carried (6-0).

Old Business: Mr. Fitzgibbon gave an update on several variances granted previously, most of which are built or underway, except 10 Picton, where plans have not been re-submitted as required.

New Business: Mr. Pileski said that front porches should be encouraged; having a resident get a variance for a front porch seems like a disincentive to encouraging good neighborhood design. Mr. Fitzgibbon agreed that in certain areas – like the older parts of town – porches should be encouraged. We could allow for administrative approval in certain districts provided certain conditions were met.

Mr. Fitzgibbon said that no new ZBA applications have been submitted to date.

Adjournment: Chairman Stare then called for a motion to adjourn. Such a motion was made and seconded. The motion carried (6-0) by a voice vote, and the meeting concluded at 7:16 pm.