

**EAST WINDSOR TOWNSHIP ZONING BOARD OF ADJUSTMENT
MINUTES OF October 17, 2019**

The meeting of the East Windsor Township Zoning Board was held on Thursday, October 17, 2019, in the East Windsor Township Municipal Building, 16 Lanning Boulevard, East Windsor, New Jersey, 08520. Chairperson Rochelle Shifman called the meeting to order at 8:00 p.m.

STATEMENT OF ADEQUATE NOTICE

Pursuant to the Sunshine Law, a notice of this meeting's date, time, place, and agenda was mailed to the news media, posted on the Township bulletin board, and filed with the Municipal Clerk.

ROLL CALL

Members Present: Ms. Berdzik, Ms. Shifman, Mr. Primiano, Mr. Rago

Members Absent: Mr. Bailey, Mr. Cosenza, Mr. Illuminate

Professionals and Staff Present: Robin Tillou, Zoning Board Secretary
Lawrence Sachs, Board Attorney
Doug White, Township Engineer
Edward Snieckus, Township Planner
Dan Dobromilsky, Township Landscape Architect

REPORTS/CORRESPONDENCE/ANNOUNCEMENTS

PUBLIC FORUM

Chairperson Shifman opened the meeting to the public. There being no public comment, the public forum was closed.

MINUTES

March 21, 2019

MOTION TO APPROVE BY: Mr. Primiano

MOTION SECONDED BY: Mr. Rago

ROLL CALL

AYES: Ms. Shifman, Mr. Primiano

NAYES: None

ABSTAIN: None

RESOLUTIONS

RESOLUTION 2019-08 Confirmation of Zoning Board Engineer

MOTION TO APPROVE BY: Ms. Shifman

MOTION SECONDED BY: Ms. Berdzik

ROLL CALL

AYES: Ms. Berdzik, Ms. Shifman, Mr. Primiano, Mr. Rago

NAYES: None

ABSTAIN: None

APPLICATIONS

EWT File #ZB19-001 Matthew Vogelmann
179 Dorchester Drive
Block 77, Lot 8
East Windsor, NJ
Bulk Variance for Construction of a Front Porch

Mr. Sachs swore in the applicant, Matthew Vogelmann, and the Township professionals: Doug White, Township Engineer; Edward Snieckus, Township Planner; Dan Dobromilsky, Township Landscape Engineer.

Mr. Sachs stated he has reviewed the notice and proof of publication and this board does have jurisdiction for action on this application.

Mr. Vogelmann stated he has been the owner of the property 179 Dorchester Drive for about 5 ½ years and then main reason for this application is for the use of his family and for aesthetics to the property. This is something that will bring curb appeal to the house and the neighborhood. Originally when putting in the porch it was 34 feet wide and 10 feet deep off of one side of the house, the house is two stories on one side with a staircase in the middle going up to the front door and it has a small family room to one side as well as a two car garage and a driveway. The front porch will be encompassing the two story part of the house. It will be 340 sq. ft. and it will be built as a deck with a roof going on top of it. The deck is going to be made out of wood pressure treated construction with five pilings, 6 x 6 pillars holding up the second floor roof finished in a white PVC sleeve and a black aluminum railing going around for the finish. The deck itself will be made out of a composite decking with a light grey color to it. The bottom will be wrapped in a lattice that will cover the bottom where all the footings are as a finish. It will have planting beds around the front and side of it and a new walkway going to the driveway. It will have gutters going across the top of it. One gutter will be for the part of the house that does not have the porch roof so the part that does have the porch roof will be run off into the new planting beds so it will help for the vegetation there. The porch will have recess lighting that shines down into the seating area. Regarding the engineer report for the size of the porch, the reason for the variance is I would like for the porch to be useable and not just aesthetic. A neighbor has the same exact porch I would like to build but his is larger. It is 10 feet in depth and 40 feet wide and the 10 feet made it a

useable place. The house sits about 75 feet from Dorchester Drive and the town has an 80 foot right of way so 40 feet from the center of the street to my house makes it about 20 feet into my front grass. There will be no impact to the neighborhood or the aesthetic of the neighborhood. When notifying neighbors of this application personally they were all signed off on the paper and looking forward to the project. The house is going to be re-sided and have new windows and the porch will be a beautiful addition.

Mr. Snieckus stated the measurement of 10 feet will be from the inset of the portion of the house.

Mr. Vogelmann stated yes.

Mr. Snieckus stated the inset is approximately one foot.

Mr. Vogelmann stated yes approximately.

Mr. Snieckus stated he estimates it is about 43.2 feet to the right of way and it is noteworthy that you have an 8 foot right of way. This will be an open air porch and no intention of closing it.

Mr. Vogelmann stated he has no intention of closing it.

Mr. Snieckus stated you have submitted some photographs with the application and if you could identify these.

Mr. Vogelmann stated the top picture is a house of a neighbor on Surrey Lane and Exeter Road. The second one is the neighbor that I have testified about that has the front porch that will be similar to mine located at 1 Berkshire Drive. It is visible in the picture where the peak of his goes up and goes down to the side and that pillar is where mine is going to end. The windows to the right of the end of the porch and the two car garage is where I will not have the porch on mine. I will not have a dog house it will just be a straight slant square roof.

Mr. Snieckus stated with regard to the details provided, the details to the deck are very similar, but your staircase will be on the opposite side and that is just an example of what it will look like.

Mr. Vogelmann stated that is correct.

Mr. Snieckus stated do you know the measurements of the overall size of the residence.

Mr. Vogelmann stated I do not.

Mr. Snieckus stated it does not seem you need a deviation from your building coverage because when you add a covered porch you are adding coverage so we look at that to see if you are increasing beyond what your total coverage is. It does not look like it is over the 15% which is 3,300 sq. ft. that is permitted, but you may have to further provide that for the building official when submitting your application if the board does approve this. Just so we are not approving that because we do not know what that is right now so that would be under your own review.

Mr. Snieckus stated related to the public benefits, this would enhance the neighborhood and a front porch contributes to the neighborhood and since you plan on using the porch there is that ability of interaction with the public.

Mr. White stated regarding the drainage there is a downspout on the left side of the house and you are going to bring that down onto the roof of the new porch and have a new downspout out on the front of that porch which will be dragged into the new flowerbeds.

Mr. Vogelmann stated that is correct.

Mr. White stated he does not see any issues with drainage. Are there any problems with the drainage now?

Mr. Vogelmann stated no I do not.

Mr. White asked are you going to have a new walk from the driveway to the porch.

Mr. Vogelmann stated yes.

Mr. White stated so when you come down the front steps where will it go.

Mr. Vogelmann stated it will have a soft turn to go to the driveway and it will be the same coverage.

Mr. Dobromilsky stated there are a few homes along this stretch that had the same porch as well.

Mr. Primiano stated it looks like there is a 2 foot 18 inch to 2 foot candle leaver on the front of the house which is back beyond the 52.2 which would be the front corner of the garage. So there is 4.2 feet before he would be in that setback. If he is coming up 10 feet then there is only relief needed for 5.8 feet. The applicant would then be asking for about a 6 foot relief. No stairs will be on the side you would have to come in the front and you are not going to be doing a turned gable.

Mr. Vogelmann stated no the stairs will be just straight off the front door and the roof will be straight through.

Mr. Rago stated with the new walkway, will it be pavers with concrete and would the steps be wood.

Mr. Vogelmann stated the new walkway will be one or the other and the steps will be wood, the same material as the porch and the floor will be a trek.

Mr. Rago asked what the siding will be.

Mr. Vogelmann stated it will be the 4" standard siding and the side of the porch will match that.

Mr. Sachs stated the conditions is the porch will remain open, the exterior of the porch will match the exterior of the house and when you submit your plans it will be subject to verification of the construction official for the lot coverage which could trigger another variance.

Mr. Primiano asked the professionals if they feel any need for a drywall and the grading is ok.

Mr. White stated he has testified he does not have any issues now.

Chairperson Shifman opened the meeting to the public. There being no public comment, the public forum was closed.

MOTION TO APPROVE WITH CONDITIONS OF SUPPLYING A SEALED SURVEY TO SCALE WHAT THE COVERAGE IS, MATCHING MATERIALS ON THE PORCH, PORCH WILL REMAIN OPEN AND THE 10 FOOT OF THE NEW PORCH WILL BE MEASURED FROM THE HOUSE LINE ITSELF ON THE FIRST FLOOR MADE BY: Mr. Primiano

MOTION SECONDED BY: Ms. Berdzik

ROLL CALL

AYES: Ms. Berdzik, Ms. Shifman, Mr. Primiano, Mr. Rago

NAYES: None

ABSTAIN: None

ADJOURNMENT OF MEETING

There being no further business, the meeting was adjourned at 8:25 PM.

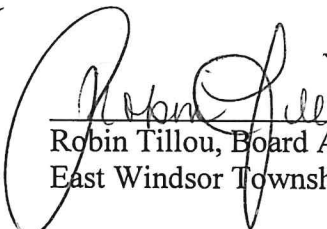
CERTIFICATION OF SECRETARY

I, undersigned, do hereby certify;

That I am the Zoning Board of Adjustment Secretary of the Township of East Windsor Zoning Board of Adjustment and that the foregoing minutes of the Zoning Board of Adjustment, held on October 17, 2019, constitute a true and correct copy of the minutes of the said meeting.

IN WITNESS WHEREOF, I have hereunto subscribed my name of said Zoning Board of Adjustment this 21st day of ~~November~~, 2019.

19th December


Robin Tillou, Board Administrative Secretary
East Windsor Township

