

**CALL TO ORDER:**

The meeting was called to order at 7:36 p.m. via Zoom webinar by Vice chairman Sanjeev Dhawan with the reading of the Open Public Meetings Act.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

Robin Malley, Chairwoman	Absent
Sanjeev Dhawan, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Present
Philip Maniscalco	Present
Lynda Picinic	Present
John Altadonna,	Absent
Gerald Barbara, Alt.1	Present
Brian Distefano, Alt. 2	Present
S. Robert Princiotto, Esq.	Present
Anthony Kurus, Engineer	Present
Elizabeth Leheny, Planner	Not Requested
Clairese Neumann, Secretary	Present

**APPROVAL OF MINUTES:**

The minutes for April 18<sup>th</sup>, 2023, were approved on a motion from Ms. Hembree seconded by Ms. Picinic. All board members were in favor of approval.

**APPLICATIONS (Carried/Continued):**

**Antonia Masvidal  
69 Lincoln Avenue**

**Block: 2707 Lot:8  
R-15 Zone**

The applicant, Antonia Masvidal stated the dimensions and correspondence on the updated plans were changed to be more legible.

The applicant's architect, Jinho Kim was sworn in by Mr. Princiotto. He stated he reviewed and created the plans with the applicants. Mr. Kim stated the applicant is requested two variances, one for the side yard coverage and the second for the combined side yard. He stated their hardship is the property is longer than it is wider. He stated the addition in the front and the back on the house suits this property better.

Mr. DiStefano questioned why the architect did not suggest bringing the design 6 ft to fit the 20 ft side yard setback.

Mr. Kim stated the room would not be useful for how the applicant had intended. He explained the addition would have two bedrooms for a total of five bedrooms.

Mr. Samko stated they have reduced the size of the master bedroom and reduced the proposed 2 car garage to a one car garage. He and his wife stated they would not want to make the addition any smaller as they believed they would not be able to fit future children and their in-laws when visiting.

Mr. Princiotto asked the applicants to reassure the board this would not become a two-family house.

Mr. Kim stated they have no intention of creating a two-family house. It will remain a single-family home. He stated the garage will have a side entrance, a sliding door in the rear of the new addition to the back yard and they were adding a sliding door to the existing house for access to the back yard. He explained the first level of the addition would consist of an open living room/ recreation room and the new garage. The addition would be connected to the existing house through the existing kitchen, and below their kitchen is a sitting area. He stated there is not going to be a new bathroom on the first floor of the addition. He stated the deck would be 4" above the finished ground and be connected to the addition. Mr. Kim described the siding for the house, stating it would be board & batten for the addition and the existing house but in two different colors. Mr. Kim stated their idea was to keep the existing structure but modernize it, they want to represent the new and the old.

Mr. Princiotto questioned if the roof of the addition would be EPDM or a flat roof and the gutters in regard to water runoff.

Mr. Kim stated there would be ¼ of an inch per foot for water runoff. The gutters will be in the rear of the house.

Mr. Samko stated there will be roof drains with the gutters being concealed. As for the roof, he stated the addition will be a flat roof and the existing house, it will have regular shingles with the existing pitch.

Vice Chairman Dhawan questioned the location of the roof drains on the addition.

Mr. Samko stated the roof drains will be in the corners of the new structure to carry the water down to the seepage pits. He stated the flat roof adds to the neighborhood and is enjoyable.

With no more questions from the board or Mr. Princiotto, the applicant's engineer was sworn in.

Mr. Shawn McClellan stated he prepared the survey, and it was certified by Chris Lantelme. He stated if they needed to eliminate the coverage variance, they would convert the decks into patios. He stated the existing coverage of 316 sq. ft. and the proposed 266 sq. ft. for a total of 582 sq. ft. for the deck is included in the surface coverage not the building coverage. He stated he came up with 14.6% of building coverage. He stated if the deck is included in the building coverage, it would be over by 490 sq. ft. Mr. McClellan stated there is not drainage on the property as of right now, but they are proposing two 1000-gallon seepage pits, this will take care of all water run-off from the entire house. He stated the removal of the existing garage will provide ample space between the neighboring properties. The driveway is proposed to be 32ft from the existing 20ft. The width of the driveway is 26ft and the width of the garage is 15ft.

Mr. Kaufman and Ms. Picinic agreed the proposed plans are not intrusive to the neighboring properties especially with the existing garage being removed.

Mr. McClellan stated there would be a 4ft walkway at the beginning of the garage. He states they will fix the driveway to bring down the impervious coverage below 39.9%.

### **Public Session**

**A motion to open to the public** was made by Ms. Picinic and seconded by Mr. Kaufman, favored by all.

**A motion to close to the public** was made by Ms. Picinic and seconded by Mr. Kaufman, favored by all.

The board all agreed they have no issues with the application of the proposed addition.

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**A motion was made** by Mr. Kaufman to approve this application and was seconded by Ms. Picinic. On a roll call vote, all board members eligible to vote were in favor of the motion.

The meeting was adjourned at 9:52 PM on a motion from Ms. Picinic, seconded by Mr. Kaufman, and carried by all.

Respectfully submitted,

Clairese Neuman