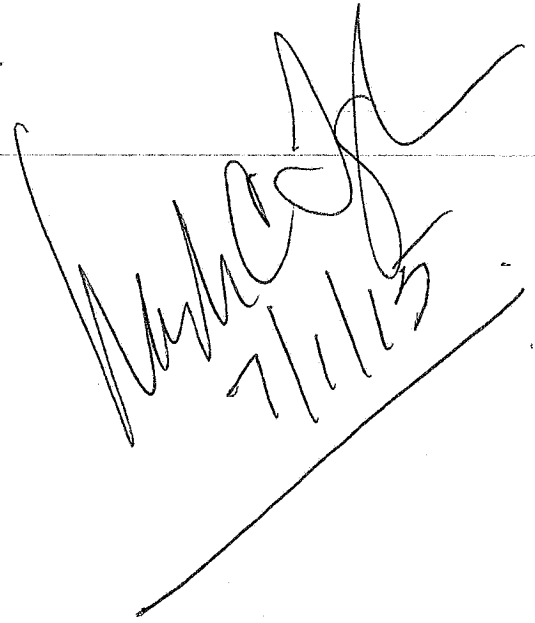


BOARD OF ADJUSTMENT
Minutes of
May 20, 2015



Present:

Mr. Bermudez (7:50)
Mr. D'Armiento
Mr. Fowler
Mr. Kenderdine
Mr. Lewis
Mr. Marino
Mr. Tighe

Absent:

Mr. Estrella
Mr. Jackson

Also present were Attorney Brian Schwartz, Borough Engineer David Testa and Recording Secretary Maryann Thorpey. Chairman Tighe called the meeting to order at 7:35PM, the compliance statement was read and roll call was taken.

BA-15-002 Berkley, 74 Jackson Avenue, Michael Ostermann, attorney for the applicant. ~~Mr. Schwartz explained the error in advertising the meeting being at the Vermuele Center instead of the municipal building.~~ Mr. Ostermann agreed to wait 5 additional minutes to allow any possible residents wanting to attend the meeting to get to the correct meeting place.

The owner of the house and her husband now live in North Carolina, their son resides at this house. The applicant is seeking to convert the 1-family house into a 2-family. Mr. Alfonso Simon, 1052 Kenyon Avenue, Plainfield, was sworn in. He described the current house. The house is 3 stories with no garage. The second floor will become the second apartment. There is a bathroom in the attic; it is functional, but not used. Mr. Fowler asked if a second hot water heater and boiler would be installed for the second apartment. Mr. Simon was unsure. There is a kitchen on the second floor which is currently unused. The current owners have owned the house since 1994. The basement is accessible from the inside and the outside. There is heat and electric in the attic.

No members of the public present (at 7:58PM).

Joseph Krawiec, 409 Pierce Street, South Plainfield, architect, was sworn in. The front stairs lead to the first floor. The rear deck leads to the second floor. The entrances will be kept as they are. The stairs inside will be unavailable between floors, a floor will be built on the second floor to enclose the staircase. There is 1,303sf on the first floor and 1,187sf on the second floor. The outside appearance of the house will remain the same. Four parking spaces will be established, currently there are none. The basement is used for storage. The first floor will have 2 bedrooms, the second floor 2 bedrooms and access to the attic. The only access to the attic is via the second floor. Currently there is 1 bedroom on the first floor and 3 on the second floor.

Mr. Krawiec said the owner plans to keep 1 boiler and 1 hot water heater, there is a thermostat on each floor. There is heat in the attic. There is no heat or electric in the enclosed porch. Mr. Fowler would like to see the attic water and electricity turned off. The Board requested walls be removed in the attic. Mr. Ostermann said they would disconnect the water supply to the attic bathroom. He requested the applicant not need to do another survey. The 4 parking spaces will be 10'x20'.

No public present.

Mr. Ostermann summarized.

The Board deliberated. Mr. Fowler isn't in favor. He's not in favor of the stacked parking or the bathroom in the attic with the fixtures remaining, nor only 1 water heater and furnace. Mr. Lewis said disconnect doesn't mean terminate. He said they should disconnect and eliminate the sewer line. Mr. Bermudez suggested remove any piping and sewer line beyond the second floor; cut and cap water supply above the second floor ceiling.

Mr. Schwartz read the conditions.

The fences on all 3 sides will be in good repair.

Mr. D'Armiento moved to accept the application with conditions, Mr. Bermudez seconded. Affirmative votes by Messrs. D'Armiento, Kenderdine, Lewis, Marino and Tighe; negative vote by Mr. Fowler. Due to Mr. Bermudez's late arrival he could not vote.

The minutes of April 1 were unanimously approved with correction.

Resolution BA-15-001 moved by Mr. Kenderdine with correction, seconded by Mr. Bermudez, unanimous approval.

Mr. Fowler believed strongly that the applicant, BA-15-002, is going to make money on the 2-family house and that the Board should not have shied away from having the applicant spend money to make other improvements to turn the 1-family into a 2-family.

Mr. Kenderdine moved to adjourn, Mr. Lewis seconded, meeting adjourned at 9:12PM.