

CLARK BOARD OF ADJUSTMENT

MINUTES FROM THE PUBLIC MEETING

MONDAY, OCTOBER 22, 2012

A public meeting of the Clark Board of Adjustment was called to order at 8:10 p.m. by Vice Chairman Patrick Campione. He asked all present to participate in a flag salute and moment of silence. He stated that meeting was being held under and pursuant to the Rules and Regulations of the Sunshine Law of the State of New Jersey.

This meeting is in compliance with the "Open Public Meetings Act" as adequate notice of this meeting has been provided by mailing the Annual Schedule of meetings to the Union County Local Source, NJToday.Net and Star Ledger, by posting such Annual Meeting Schedule on the bulletin board in Town Hall reserved for such announcements and the filing of said Notice with the Township Clerk of Clark. Formal action may be taken at this meeting.

ROLL CALL

Members Present: Edward Ruth, Douglas Krok, Thomas Meade, John Tierney, John Caliguire and Patrick Campione

Board Members Absent: Steve Kaminsky

Also Present: Board Attorney Howard D. Spialter and Board Secretary; Janet Gentry

OLD BUSINESS

Minutes from the September 11, 2012 public meeting were reviewed. Edward Ruth brought a motion to accept the minutes. Motion was seconded by Douglas Krok and carried unanimously by voice vote.

NEW BUSINESS

Calendar #9-12, Raymond M. Marino & Joann Murphy, 98 Armstrong Drive. Stanley Fink is the attorney representing the applicant. Mr. Fink stated that this application is for an addition and deck to the rear of the residence. The applicant is seeking a variance for lot coverage, 15% is permitted in the zone, proposed is 17.2%. Under the present zoning a 15' side yard is required; this home has a pre-existing side yard of 12'. Mr. Fink stated that granting the variance will

have no negative impact to the neighborhood. He will present expert testimony tonight. All witnesses were sworn in by Board Attorney Spialter.

Raymond Marino is Mr. Fink's first witness. Mr. Marino stated that he and his wife bought the house a few months ago. The existing home is a ranch style house. *Mr. Marino described the interior layout of the existing house.* The proposal is for a new kitchen with breakfast area and family room. Create a master bedroom with bath. Also create a mudroom, laundry room and powder room and deck. A portico is proposed over the front entrance. Mr. Marino stated that he bought a house in Clark to be closer to their parents, children and grandchildren who live in neighboring towns such as Westfield, Edison, Rahway and Clark. By adding this addition it will allow us to continue with our Sunday and holiday dinners with our family and friends. The house we moved from was a large old Colonial home. We would like to keep the ranch because our parents who are in their eighties and nineties could move freely around our house when they visit. We are retired and plan on staying in this house. *Mr. Marino gave a description of the neighborhood and the types of homes located in the area. He also discussed the large pines that are on the property lines.*

Mr. David Bailey, Architect. Mr. Bailey stated that he prepared the plans submitted to the Board. *Mr. Bailey referring to sheet A-3 of the plans discussed the layout of the proposed addition and renovations as discussed earlier by the applicant.* This is a one-story addition and the addition will be in conformance with the 15' setback. We are not proposing any changes to the natural grade. The neighbor to the rear is on Benish Court and his side yard backs up to the applicant's rear yard. The neighbors to the left and right will not be impacted because this is a one-story addition to a Ranch home with no change in grading. There are much bigger homes in the area. The exterior will be renovated for aesthetic purposes and curb appeal. Mr. Bailey stated that earlier a board member questioned if the addition could be reduced. The existing house is at 13.39% building coverage. We would have to take off 320 sq. ft. to conform to the 15%. If it was reduced they wouldn't be able to construct the great room. *Mr. Bailey, referring to A-2 of the plans discussed the construction and design of the great room.*

Tony Dagastino: Licensed in Real Estate and Broker of ERA Realty in Clark. Mr. Dagastino stated that he familiar with the area and visited the site. This is an R-150 zone with the larger lots in Clark. The area consist of a mixture of one family detached residential homes, Ranches, Split Levels, Bi-Levels and Colonials on lots of 15,000 sq. ft. or larger. Many of the smaller homes have been redeveloped into much larger homes within the last 10-years or so. *Marked as Exhibit A-1 are 9 pictures of homes that were new construction or expanded. Mr. Dagastino briefly discussed the location and size of these homes.* Mr. Dagastino stated that this addition would increase the value of this property and he did not see any negative impact to the area or neighbors.

Questions or Statements from the Public: None

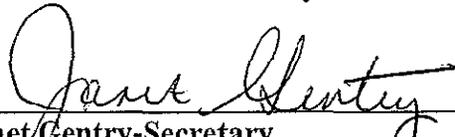
Closing Statements: Hearing the testimony from the Applicant, Architect, Real Estate expert I haven't heard a downside to this proposal. There is no negative or adverse impact on the surrounding properties. This is a 1950's house, this is an update. The surrounding properties have much bigger houses that have been built or enlarged. This proposal is certainly an enhancement. I'm especially requesting that you find this variance can be granted without any adverse impact on the neighbors or the zone plan and to approve this application.

Thomas Meade brought a motion to approve Calendar #9-12. Motion was seconded by John Caliguire. *Vote: All Ayes*

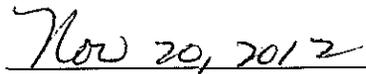
ADJOURNMENT

Edward Ruth brought a motion to adjourn. Motion was seconded by Thomas Meade and carried unanimously by voice vote. Meeting adjourned at 9:10 p.m.

Taken and Transcribed by:



Janet Gentry-Secretary



Dated