

CLARK BOARD OF ADJUSTMENT

MINUTES FROM THE PUBLIC MEETING

MONDAY, JULY 30, 2012

A public meeting of the Clark Board of Adjustment was called to order at 8:12 p.m. by Chairman Steve Kaminsky. 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, Clark Patriot 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, Patrick Campione and Steve Kaminsky

Board Members Absent: John Caliguire

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

OLD BUSINESS

Minutes from the June 25, 2012 public meeting were reviewed. John Tierney brought a motion to accept the minutes. Motion was seconded by Patrick Campione and carried unanimously by voice vote.

NEW BUSINESS

Calendar #7-12, Helen Sikoriak, 35 Richard Street. Robert A. Hernandez is the Architect on this application and is representing the applicant. Ms. Sikoriak stated that she is the owner of 35 Richard Street along with her parents Miroslav & Anna Hlinka. Mr. Hernandez, Ms. Sikoriak, Mr. and Mr. Hlinka were all sworn in by Board Attorney Howard Spialter. Mr. Hlinka stated that he currently lives and works in New York but eventually they will be residing at the Richard Street address, he comes home to New Jersey on weekends. Mr. Hernandez stated that the owners would like to expand the front porch and foyer space. They would like to widen the existing porch and construct a concrete stoop with columns and a roof. *Several questions were asked by members regarding the size of the new front porch.* Mr. Hernandez stated that they would be taking a small area for the front renovation from the existing undersized garage which would create a variance; 240 sq. ft. is required for a legal sized garage. The current garage is approximately 200 sq. ft. A front yard setback variance is also required for the front porch, 25' is required, proposed is 22.44'. Mr. Kaminsky asked if a condition was put in that the porch cannot be enclosed in the future, would that be acceptable. The applicant stated that they have no plans on enclosing it. Mr. Hlinka also discussed the existing deck because the decks stairway

encroaches into the side yard requiring variances for a side yard of 3.68' and total side yard variance of 22.34'. The existing shed on the property is currently 2.77' from the rear and 1.94 from the side property line, 5' is required. Mr. Hlinka stated that he located it there because of a large tree. The tree has since been removed but the stump is still there. Board members asked about the shed and if it could be moved. Mr. Hlinka wasn't sure because it's old. *Discussions continued on the shed.* Mr. Tierney mentioned that there are pre-existing conditions on the property such as minimum lot area existing at 6,511.06 sq. ft. and 7,500 sq. ft. is required. Also an existing side yard at 7.66' where 8' is required.

Statements from the Public against: None

Statements from the Public in favor: Mr. Tom Belverio, 47 Richard Street. Mr. Belverio stated that he lives two doors down from the applicant. I saw these plans and I think this is a great idea. It would make a great house even nicer. I am definitely in favor of this application.

Closing Statements: Mr. Hernandez: I just wanted to say that it's just human wanting a front porch and if your house does not have one you would want that coverage.

John Tierney brought a motion to approve Calendar #7-12 with the following conditions: to grant a variance for the undersized garage according to plans. Front porch cannot be enclosed and the shed must be moved so no variances will be required. Patrick Campione seconded the motion. *Vote: All Ayes.*

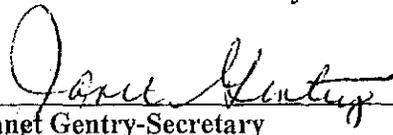
DISCUSSIONS

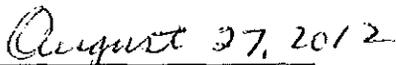
Secretary reminded the board that the next board meeting is August 27th and that an application for a sign variance for a commercial building may be on the agenda that evening.

ADJOURNMENT

Patrick Campione brought a motion to adjourn. Motion was seconded by Edward Ruth and carried unanimously by voice vote. Meeting adjourned at 9:02 p.m.

Taken and Transcribed by:


Janet Gentry-Secretary


Dated