

**TOWNSHIP OF MENDHAM
BOARD OF ADJUSTMENT MEETING MINUTES
FEBRUARY 9, 2023
REGULAR MEETING**

CALL TO ORDER

Ms. Parrinello calls the meeting to order at 7:03 pm

STATEMENT OF ADEQUATE NOTICE

Adequate Notice of the meeting of the Board of Adjustment of the Township of Mendham was given as required by the Open Public Meetings Act as follows: Notice was given to the Daily Record and the Observer Tribune, notice was posted on the bulletin board in Township Hall, and notice was filed with the Township Clerk on January 20, 2023.

ROLL CALL

Present: Mr. Cadmus, Ms. Grant (arrived at 7:07 pm), Mr. Kapner, Mr. Lordi, Mr. Murphy, Chairman Roghanchi, Mr. Strafaci, Mr. Bell

Absent: Mr. Wisotsky

Others Present: Mr. Anthony Sposaro, Board Attorney; Mr. Denis Kennan, Board Engineer

SALUTE TO THE FLAG: Led by Chairman Roghanchi

DESIGNATION OF VOTING MEMBERS WAS DETERMINED

MINUTES: January 12, 2023 – Reorganization and Regular Meeting

Chairman Roghanchi made a motion to accept the January 12, 2023 Meeting Minutes as presented. A motion was made, and it was seconded. All agreed.

PENDING BUSINESS

Case 2-23

Applicant: Matthew Leonelli

66 Woodland Road

Block 120 Lot 11

Bulk Variance

Mr. Leonelli is in attendance and will address the Board with regards to the pictures that he has submitted in support of his application, the updated Floor Area Ratio Calculations for the garage structure, and to also discuss the materials that will be used in constructing the building.

Mr. Roghanchi acknowledges the changes that Mr. Leonelli has made to the FAR calculation proposal from the original plan of 3501 sq. ft. to the revised calculations of 2426.56 sq. ft.

Mr. Kapner would like clarification on the septic note from the Health Department. Mr. Leonelli states that if the septic system ever needed to be replaced, it would need to be moved to the front of the property so that it satisfies the requirements of the Board of Health.

Mr. Kapner asks what the reason is for the excess size of the garage. Mr. Leonelli explains that he does not have an attic and that when the basement is finished, it will not allow for the kind of storage that he would like – car, bicycles, outdoor toys, machinery, tools. Mr. Kapner is not pleased with the esthetics of the metal building and would prefer that the structure is scaled back and more inline, esthetically, with the neighboring structures.

Mr. Sposaro states that the Board can deny or approve an application based on the esthetics of a proposed structure.

Mr. Murphy asks whether Mr. Leonelli has analyzed the cost differential between more traditional wood construction versus metal material and what those costs might be. Mr. Leonelli states, yes, that he has done research and that there is a large difference in the costs between the two materials – a difference of about \$7,000.00.

Mr. Strafaci appeals to the Board that Mr. Leonelli's request is reasonable and deserves approval in that the applicant is making an upgrade to his home. Mr. Strafaci continues that the garage color conforms with the applicants home and with the neighboring homes; additionally, a garage would provide space for a car, toys, tools, etc., making the curb appeal of the home/garage more desirable.

Ms. Grant asks if the garage will have door or any windows. Mr. Leonelli states, yes. There are several windows and a typical garage door that will give the structure a nice-looking balance.

Mr. Lordi asks if there is an alternate location that the garage could be placed without requiring a variance. Mr. Leonelli states, no. Mr. Lordi asks Mr. Leonelli if he has considered a material that replicates the look of wood, so that the structure can be more esthetically pleasing. Mr. Leonelli states that he has been looking into various options – many are more costly.

Mr. Roghanchi states that the issue is truly with the overall esthetics of the garage and that the Board does have a responsibility to make sure the structure of any additional building is suitable for the neighborhood, and the area, in general. While the Board acknowledges the applicant's efforts to upgrade the landscape, create a nicer driveway and install fencing, it's suggested that a wood structure, rather than a metal one, would make more sense from a value standpoint while also being more esthetically accommodating to the neighborhood.

Mr. Sposaro explains to Mr. Leonelli, that since he is without council his options are:

- a. Allow the Board to vote and if the Board is in favor, the applicant can move forward with the installation of the proposed garage.
- b. Allow the Board to vote, with the expectation that if the application is denied, and if Mr. Leonelli intends to move forward with the proposed garage, a new application would have to be prepared and submitted for Board review.
- c. Take under advisement the comments received from the Board and make a decision to see what options are available and come back before the Board of Adjustment in March.

Mr. Roghanchi and Mr. Kapner agree that the concern is more with the esthetics and whether the structure will fit in with the neighborhood. Mr. Roghanchi states that it would be helpful to have a more detailed visual of what the structure will look like; perhaps a rendering of the garage. Mr. Kapner concurs and also states that the proposed metal structure is somewhat overwhelming for this lot – in size and material. Mr. Kapner would like to see the garage scaled back in width, depth and height.

Mr. Roghanchi asks if there are any more questions of the Board. There are no further questions.

Mr. Leonelli will be in attendance for the next Board of Adjustment meeting.

ADOPTION OF RESOLUTION

Case 1-23

Applicant: Allison & Grant Barratt

7 Roxiticus Road

Block 109, Lot 32

Bulk Variance

Regarding the Resolution for Case 1-23, Chairman Roghanchi asks the Board if there are any questions or comments. There are no questions or comments from the Board.

Chairman Roghanchi makes a motion to adopt the resolution approving the application for Allison and Grant Barratt - a bulk variance for relief to construct a cabana located at their residence, 7 Roxiticus Road.

Upon roll call:

AYES: Mr. Cadmus, Ms. Grant, Mr. Kapner, Mr. Lordi, Mr. Murphy, Chairman Roghanchi, Mr. Strafaci

Mr. Roghanchi asks if there are additional questions of the Board.

Meeting Adjourned: 7:44 pm