



## **TOWN OF CLINTON**

INCORPORATED APRIL 5, 1865

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### **BOARD OF ADJUSTMENT**

Minutes of the Town of Clinton Board of Adjustment meeting held on October 24, 2005 at 7:30pm in the Municipal Building at 43 Leigh Street Clinton, New Jersey 08809

**Present:**

Hendricksen  
Lindsay  
Querry  
Ragozine  
Walton  
Tranquilli  
Gallo

**Absent:**

Holt

Attorney William Caldwell was present.

Chairperson Hendricksen called the meeting to order at 7:30pm and read the "Administrative Statement" and the "Statement of Adequate Notice":

"Meetings are held on the fourth Monday of each month when an application is pending before the board. The application must be filed at least 21 days prior to the meeting date. Meetings begin at 7:30pm and are adjourned no later than 10:30pm. Fees are charged on a per meeting basis".

"Adequate notice of this meeting has been provided indicating the time and place of the meeting with the proposed agenda, which notice was posted, made available to the newspapers and filed with the clerk of the Town of Clinton in accordance with Section 3(d) of the Public Laws of 1975".

**Approval of Minutes:**

A Motion was made by Mr. Querry, seconded by Mr. Ragozine, to approve the minutes of September 26, 2005 with the following changes.

Page 4- Third paragraph change submitted to submitting

Page 4- Third sentence under sign committee discussion replace there merchant with the merchants.

**All Ayes.**

**Motion Carried.**

**Voucher Approval:**

A Motion was made by Mr. Querry, seconded by Mr. Tranquilli, to approve the attached voucher list:

**All Ayes.**

**Motion Carried.**

**Memorialization of Resolution for Use Variance and Site Plan Approval- Stem Block 6 Lot 1**

A Motion was made by Mr. Lindsay, seconded by Mr. Querry, to approve the resolution for H. Craig Stem:

Ayes: Hendricksen, Querry, Lindsay, Ragozine, Gallo

Nays:

**All Ayes. Motion Carried.**

**Bulk Variance Application for Block 31 Lot 32.01- Colagnato:**

Mr. Andrew Holt, Engineer with Suburban Consulting Engineers, James and Kathleen Colagnato the applicants were present.

The following items were submitted into evidence:

- A1 Application
- A2 200' List
- A3 Proof of Certified Mailings
- A4 Proof of Publication
- A5 Plat prepared by Consulting Engineers on August 31, 2005 revised September 27, 2005
- A6 Photo Exhibit consisting of 5 photographs
- A7 Elevation views

Mr. Andrew Holt was sworn in.

Mr. Holt advised the board the Mr. & Mrs. Colagnato are seeking approval for two bulk variances, a front yard setback and a side yard setback. The applicant's two-story dwelling was built in 1975 and is located on a ½ acre lot. The orientation of the lot is unique because the home is located sideways on the property which makes the side of the home face the main roadway of Olsen Lane. The first variance requested is to allow the applicant to build a one car garage addition to their existing one car garage on the west side of the home. The garage would be one story and when completed the combined SF will be 15 x 24' and if granted the addition would create a front yard setback of 10.47'. The second variance request is to allow the extension of the covered deck along the width of the home, which would result in the same sideyard setback of 13' that exists now.

Mr. Andrew Holt advised the board that the garage addition will blend into the existing structure, the garage will include an entry door, window, and the siding will match the house.

Mr. James Colagnato and Kathleen Colagnato, applicants were sworn in.

Attorney Caldwell inquired if the applicants had a permit for the existing deck and Mr. Colagnato responded that it was put on when the house was built. Chairperson Hendricksen inquired about the roof over the deck and Mrs. Colagnato stated that the roof was put on at a later time and she was not sure if a permit was taken out.

Mr. John W. Leonard, Town of Clinton Zoning Officer was sworn in.

Mr. Leonard stated that a deck with a roof would have to conform to the zoning ordinance and he would have to research the record to see if a permit was ever taken out.

Mr. Walton inquired why the garage could not be built on the east side of the property, which would not require a variance. Mr. Holt responded that the proposed garage addition will be built onto the existing garage, which is located on the east side of the property.

There being no questions from the public, a Motion was made by Mr. Lindsay, seconded by Mr. Ragozine, to approve a 13' sideyard setback for the existing and the extended covered deck and to approve the front yard setback of 10.47' and allow the applicants to build a one story one car garage attached to the existing garage.

Mr. Tranquilli stated he was concerned about the 10' from the garage entry door to the front property line and suggested the motion be amended to include some landscaping to buffer the garage from Olsen Lane. Mr. Query stated that he was not convinced that we should add a landscaping restriction to the approval. Mr. Tranquilli withdrew the motion to amend the request.

**Roll Call Vote:**

Ayes: Hendricksen, Lindsay, Query, Ragozine, Walton, Tranquilli, and Gallo.

Nays:

**All Ayes. Motion Passed.**

**2006 Budget Review:**

The Budget review will be carried to the November 28, 2005 meeting.

**Board Discussion:**

Chairperson Hendricksen advised the Board the Mr. Jack Harrison was appointed to Council and that she is looking for a volunteer to act as the liaison to the Planning Board. Mr. Tranquilli and Mr. Walton volunteered. Chairperson Hendricksen stated she would forward both names to the Mayor.

Chairperson Hendricksen stated she is looking for a nomination for a Board of Adjustment Vice Chairman until the end of the year.

Mr. Walton, seconded by Mr. Query, made a motion to nominate Mr. Ragozine as Vice Chairman of the Board of Adjustment.

**All Ayes. Motion Carried.**

**Sign Committee Update:**

Mr. Ragozine stated that the sign committee met tonight and the next step is to forward a memo to the Mayor and Council with their recommendations. One of their suggestions is to allow the sign committee to hear sign variance applications. Mr. Ragozine advised the board that he will forward a copy of the memo to the board.

There being no further business a Motion was made by Mr. Query, seconded by Mr. Ragozine, to adjourn the meeting at 8:50pm.

Respectfully submitted,

Allison McGinley  
Board Secretary