

CLARK BOARD OF ADJUSTMENT
MINUTES FROM THE PUBLIC MEETING
MONDAY, SEPTEMBER 30, 2024

A public meeting of the Clark Board of Adjustment was called to order at 8:20 p.m. by Vice Chairman Douglas Krok who was Acting Chairman for Edward Ruth. He asked all present to participate in a flag salute and moment of silence. He stated that this 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, 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: Marc Hayden, Thomas Meade, Chris Tierney and Douglas Krok.

Members Absent: William Helm, Dante Tignini, John Caliguire and Ed Ruth.

Also, Present: Kelly M. Carey; Board Attorney and Janet Gentry Board Secretary

OLD BUSINESS

Thomas Meade brought a motion to approve the minutes of August 26, 2024. Motion was seconded by Marc Hayden and carried unanimously by voice vote.

RESOLUTION

Resolution 3-24, Brenda Albarn, 12 Florence Drive. Board Attorney Kelly Carey read onto the record Resolution 3-24. Marc Hayden brought a motion to accept the

CLARK BOARD OF ADJUSTMENT

MINUTES FROM THE PUBLIC MEETING

MONDAY, NOVEMBER 25, 2024

A public meeting of the Clark Board of Adjustment was called to order at 8:00 p.m. by Chairman Ed Ruth. He asked all present to participate in a flag salute and moment of silence. He stated that this 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, 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: Marc Hayden, Dante Tignini, Thomas Meade, Douglas Krok, Chris Tierney, William Helm and Edward Ruth.

Members Absent: John Caliguire

Also, Present: Kelly M. Carey, Board Attorney and Janet Gentry Board Secretary

OLD BUSINESS

Chris Tierney brought a motion to approve the minutes of September 30, 2024. Motion was seconded by William Helm and carried unanimously by voice vote.

NEW BUSINESS

Calendar #4-24, Richard J. Cormier, 99 Charlotte Drive. Board Attorney stated that all proofs and notices were in order. Mr. William Sanchez, Esq., is the attorney representing the applicant. Mr. Rui Amaral, applicant's architect and Mr. Cormier, owner of subject property was both sworn in.

Mr. Sanchez: The Applicant's proposal is to build a single-family home on a vacant lot. Applicant is seeking a variance for a bedroom on the first floor. The footprint would be approximately 300 sq. ft. than what is allowed. Building coverage permitted is 15%, proposed is 2.2%.

Rui Amaral, Architect: The applicant purchased this property with the intentions of building a one-family house. Referring to drawings, Lot 101 and 102 was one lot but was subdivided. The zone requires 15,000 sq. ft., this lot contains 14,599 sq. ft. This was approved for an undersized lot. **Ruth:** This subdivision was approved by the Planning Board. **Mr. Amaral:** The only variance we need is the 17.2% coverage of the lot. Everything else conforms and this is not an oversized development of the lot. Mr. Amaral discussed the floor plans stating that there is a 2-car garage and bedroom on the first floor approximately 16' by 16' with additional three bedrooms on the second floor and other improvements such as the front porch and rear patio. **Ruth:** Just want to make you aware that there is an easement on left side of garage, any indication for pavers over that? **Mr. Amaral:** Not touching much over that easement. **Ruth:** otherwise, it may have to be removed. **Amaral:** We will work with the Township Engineer to alter that walkway if needed. **Helm:** Conforming to requirements, what would that do to the house? **Amaral:** Could remove a garage but two is preferred and by cutting back on other spaces; but were only about 2% over and it complies with other homes in the area.

Mr. Richard Cormier, Owner/Applicant. I wanted a bedroom on the first floor. I had back surgery and going up stairs is a problem

Questions from the Public: **Mr. Jim Robins, 25 Fairview Road.** Is that easement being calculated into the size of the lot? **Mr. Amaral:** This is a 5' easement. This was a subdivision that included the easement. **Mr. Robins:** if a fence was installed, where would the location of the fence be. **Mr. Amaral:** No fence is proposed near the storm drain or along the back of Lot 35 and we would keep the area around the storm drain clear of obstructions. **Mr. Robins:** shed is going to be removed. Are trees also being removed? **Mr. Amaral:** no, not in the backyard area.

Mr. Joel Gamo, 37 Fairview Road. This lot was designed for one house, not two. Squeezing in another house would make that area densely packed. I'm concerned about privacy. I'm also concerned about flooding when it rains. **Ms. Carey:** Just so you understand. The applicant submitted building plans to the Building Dept. They needed a variance for lot coverage. This is a pre-existing lot that was subdivided in 2014 by the Planning Board. It already exists as a legal lot. If the board denies this 315 sq. ft., they can still build a house on that lot.

Ms. Margaret Wnorowski, 47 Fairview Road. Concerned if any trees are being removed and water runoff. **Amaral:** Five trees must be removed; they are in the easement, but five trees can be replaced on the property. Concerning drainage, running lines to catch basin, it collects the water, that's how it was designed.

Jerry Scaturo, 135 Hillcrest Drive. Mr. Scaturo is the owner of the original lot 1.01. He stated he would like to see a fence along that lot line at the rear of his home. He also stated that there are drain lines that run from the rear of his home and that they should be rerouted to the catch basin and not be capped. Mr. Amaral: They will be connected and not capped, and we will match the fence.

Mr. Meade to Mr. Cormier. It's my understanding that the concerns of your neighbors regarding fencing, drainage, etc. You will meet their concerns. Mr. Cormier said he agrees.

Thomas Meade brought a motion to approve Calendar #4-24. Mr. Ruth: I would ask for a clarification on that motion since the drainage and fencing was brought up and that would be subject to the approval of the building department, so those issues are addressed and trees as well. *Discussion took place on the location of trees.* Mr. Amaral: I would address those issues with the Township Engineer for recommendations. It would be good to find out where those drains lines are so at the end of the job we can locate them on the property. Ms. Carey: if the Board agrees, they are removing five trees and replacing five trees to the satisfaction of the Township Engineer when plans are reviewed.

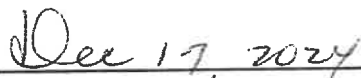
Mr. Ruth requested a second on the motion with conditions of drainage, trees, fencing as discussed. Mark Hayden seconded the motion. *Vote: All Ayes.*

ADJOURNMENT

William Helm brought a motion to adjourn. Motion was seconded by Mr. Meade and carried unanimously by voice vote. Meeting adjourned at 9:06 p.m.

Taken and transcribed by:


Janet Gentry-Board Secretary


Dated

CLARK BOARD OF ADJUSTMENT
MINUTES FROM THE PUBLIC MEETING
TUESDAY, DECEMBER 17, 2024

A public meeting of the Clark Board of Adjustment was called to order at 8:00 p.m. by Chairman Ed Ruth. He asked all present to participate in a flag salute and moment of silence. He stated that this 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, 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: Marc Hayden, Thomas Meade, Douglas Krok, Chris Tierney, John Caliguire, William Helm and Edward Ruth.

Members Absent: Dante Tignini

Also, Present: Kelly M. Carey, Board Attorney and Janet Gentry Board Secretary

OLD BUSINESS

Thomas Meade brought a motion to approve the minutes of November 25, 2024. Motion was seconded by Marc Hayden and carried unanimously by voice vote.

NEW BUSINESS

Board Attorney Kelly Carey discussed calendar dates and change of meeting times for 2025. She stated that it would be beneficial to the town, board members and the public if we could start meetings at 7:30 p.m. and end meetings at 10:30 p.m. If the board agrees; we could put forward a motion to approve meeting dates and times. The board's reorganization meeting will start at 7:15 p.m.

Thomas Meade brought a motion to accept calendar dates of 2025 and approve the change of times for board meetings beginning at 7:30 pm and ending at 10:30 p.m. Motion was seconded by Marc Hayden and carried unanimously by voice vote.

RESOLUTION

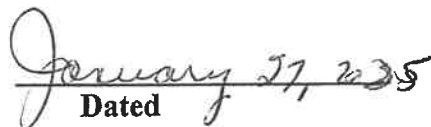
Board Attorney Kelly Carey read onto the record Resolution 4-24, Richard J. Cormier, 99 Charlotte Drive, Clark, N. J. William Helm brought a motion to approve Resolution 4-24. Motion was seconded by Chris Tierney. Vote: Hayden; yes, Meade; yes, Krok; yes, Tierney; yes, Helm; yes, Ruth; yes.

ADJOURNMENT

William Helm brought a motion to adjourn. Motion was seconded by John Caliguire and carried unanimously by voice vote. Meeting adjourned at 8:10 p.m.

Taken and transcribed by:


Janet Gentry-Board Secretary


Dated