

**APPROVED MINUTES
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, October 3, 2011- 7:00 p.m.
MEETING ROOM 133 – TOWN HALL 100 POCONO RD**

1. CONVENE MEETING

Chairman Flynn convened the meeting at 7:01 p.m. and established a quorum of members. He then reviewed the policies and procedures that govern public hearings.

Present: Chairman M. Flynn, Vice Chairman C. Timmerman, Secretary S. Wallman, G. Meyerle, Alternate and Voting Member J. Brown

Absent: P. Donohue, N. Coppola

Also Present: Recording Secretary D. Cioffi

2. REVIEW MINUTES - 9/12/11 –

Vice Chairman Timmerman moved to approve the Minutes of the September 12, 2011 meeting as submitted. G. Meyerle seconded the motion, and it carried, 4-0-1, with Secretary Wallman abstaining.

3. REVIEW CORRESPONDENCE:

a. **Minutes of other Boards and Commissions: Zoning Commission 9/8/11; Inland Wetlands Commission 9/12/11; Planning Commission 9/1/11**

b. **Building Permits Law Bulletin: September 2011**

No discussion/no motions.

4. PUBLIC HEARINGS – 7:00 p.m.

a. **15 Stony Hill Road #201100759:** Variance requested: §242-402A – 29’ structure to left side line for a 10’ x 14’ shed and 4’ x 6’ chicken coop

- Assessor map showing property with proposed setbacks

J. Kinkade, 15 Stony Hill Rd., was present. The previous application was briefly discussed. The proposed shed and chicken coop have been moved to the other side and further back. Chairman Flynn indicated that he has visited the site and noted its narrowness, as well as the shrubs on both sides of the property. Upon inquiry from Secretary Wallman, Mr. Kinkade pointed out where the shed has been moved to.

S. Kinkade, 15 Stony Hill Rd., was present and spoke in favor of the application. No one was present to speak in opposition to the application. Secretary Wallman read a letter dated September 30, 2011 from W. and C. Marcy, 17 Stony Hill Road, in support of the application.

Vice Chairman Timmerman moved to close the Public Hearing re: 15 Stony Hill Road, #201100759, Variance requested: §242-402A – 29’ structure to left side line for a 10’ x 14’ shed and 4’ x 6’ chicken coop at 7:10 p.m. Secretary S. Wallman seconded the motion, and

it carried unanimously.

b. **18 Chester Street #201100762**: Variance requested: §242-402A – 15’ structure to center of road for an addition

- Property Survey prepared by PAH, Inc. Land Surveyors dated 7/6/11
- Plot Plan showing setbacks

S. Keeney, Keeney & Company, was present on behalf of the property owners. She reviewed a photograph of the house as it is now, and the plans for a proposed six-foot foyer, with a two-foot overhang. The lot is pre-existing and non-conforming. The house is currently 38’ from the line and the proposed construction would make it 30’. The property owners would also like to expand the dining room. There will be nothing added to the side line set back. The expansion of the dining room would “square off” the house. Ms. Keeney added that the foyer at the entry way will make for much safer passage into the house, especially during the winter.

No one was present to speak in favor of the application, nor was anyone present to speak in opposition.

Vice Chairman Timmerman moved to close the Public Hearing for 18 Chester Street, #201100762 Variance requested: §242-402A – 15’ structure to center of road for an addition at 7:16 p.m. Secretary Wallman seconded the motion, and it carried unanimously.

DELIBERATIONS

a. **15 Stony Hill Road #201100759**: Variance requested: §242-402A – 29’ structure to left side line for a 10’ x 14’ shed and 4’ x 6’ chicken coop

- Assessor map showing property with proposed setbacks

Vice Chairman Timmerman moved to approve 15 Stony Hill Road, #201100759, Variance requested: §242-402A – 29’ structure to left side line for a 10’ x 14’ shed and 4’ x 6’ chicken coop. G. Meyerle seconded the motion. Chairman Flynn noted that this is a reasonable request and that the applicants have modified their plans to satisfy the concerns of the neighbor. The hardship relates to the shape of the lot. Motion carried unanimously. Variance granted. Reason: The narrow shape of the lot.

b. **18 Chester Street #201100762**: Variance requested: §242-402A – 15’ structure to center of road for an addition

- Property Survey prepared by PAH, Inc. Land Surveyors dated 7/6/11
- Plot Plan showing setbacks

Secretary S. Wallman moved to approve 18 Chester Street, #201100762, Variance requested §242-402A – 15’ structure to the center of road for an addition. Vice Chairman Timmerman seconded the motion. It was noted that there are two front yards and the property is a corner lot. Additionally, the foyer improves the safety. Motion carried unanimously. Variance granted. Reason: Two front yards, and the proposal improves the safety of the entrance.

5. TABLED ITEMS: None.

6. **NEW BUSINESS:** None.
7. **INFORMAL DISCUSSION:** None.
8. **ADJOURN:** Vice Chairman Timmerman moved to adjourn the meeting at 7:18 p.m. G. Meyerle seconded the motion, and it carried unanimously.

****Next meeting Scheduled for November 7, 2011****