

**APPROVED MINUTES  
REGULAR MEETING  
BROOKFIELD ZONING BOARD OF APPEALS  
Monday, February 4, 2013 - 7:00 p.m.  
MEETING ROOM 135 – TOWN HALL 100 POCONO RD**

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**1. CONVENE MEETING**

**Present:** Chairman M. Flynn, Vice Chairman C. Timmerman, G. Meyerle, N. Coppola, S. Harding  
**Absent:** Secretary S. Wallman, P. Donohue  
**Also Present:** D. Cioffi, Recording Secretary

Chairman Flynn convened the meeting at 7:02 p.m. and established a quorum of members. He then reviewed the policies and procedures that govern public hearings.

**2. REVIEW MINUTES - 1/7/13**

**Vice Chairman Timmerman moved to approve the Minutes of the January 7, 2013 Meeting. N. Coppola seconded the motion, and it carried, 4-0-1, with S. Harding abstaining.**

**3. REVIEW CORRESPONDENCE:**

- a. **Minutes of other Boards and Commissions: Zoning Commission 1/10/13; Inland Wetlands Commission 1/14/13; Planning Commission 1/3/13, 1/17/13; Zoning Sub-Committee**

No discussion/no motions.

**4. PUBLIC HEARINGS – 7:00 p.m.**

- a. **54 South Lakeshore Drive #201300042: Variance requested: §242-402A – 20% of Lot Coverage to rebuild a single family house on an existing foundation (ph close date 3/11/13)**  
1. **“Zoning Location Survey”** dated 1/17/07 revised 4/9/07

*T. Zinnick, Permit-me-Please, was present, on behalf of her clients, Mr. and Mrs. Aiello, who were also present.* Ms. Zinnick explained that her clients are proposing to demolish the current house and build on the existing footprint. This will not require any variances. She further explained that pavers were installed in 2007. Three photographs, taken from various points on the property, were shared by Ms. Zinnick.

Ms. Zinnick explained that the 1,914 square feet of pavers were installed to mitigate a problem with water runoff from the road. She pointed out that the Assessor’s card indicates mold in the basement. The pavers helped stabilize the sloping embankment and now serves as a stormwater management system. The pavers were approved by the Inland Wetlands Commission; however, they make the site exceed the allowed lot coverage.

*Michael Aiello, 54 South Lakeshore Drive, was present.* He indicated it was done to solve the water problem. Drains were also put in, and these were pointed out in photographs by Ms. Zinnick. Mr. Aiello advised that the lot coverage was not explained to him at that time. Chairman Flynn indicated that lot coverage is not about pervious surface, but whether a table and chairs can be put on the surface. Mr. Aiello advised that approximately 50% of the paver surface would allow table and chairs, but the remainder is sloping.

Chairman Flynn inquired regarding the elevations for the proposed reconstruction. The plans were reviewed. Chairman Flynn noted the concern of blocking the view of the neighbors. The new house will be approximately 15’ higher on one side than the current house. Ms. Zinnick advised that the house will be 2,005 square feet, with 583 square feet of garage, and 1,914 square feet of paver. It was noted that the second floor of the house will be 800 square feet.

Chairman Flynn noted that the current setbacks are not filled in on the application, but Ms. Zinnick verified with the Land Use Office that the house does meet the setback requirements. Chairman Flynn also advised the applicants that they will be required to submit a survey upon completion of the project, to ensure that the overhangs are in compliance with the setback requirements.

The Board members had no additional questions.

*Williams Edwards, 56 South Lakeshore Dr., was present* and indicated he was in favor of the application. He noted that the pavers have improved the appearance of the property, as well as the drainage. He further indicated that it will not affect neighbors' view.

*No one was present to speak in opposition to the application.*

**Vice Chairman Timmerman moved to close the Public Hearing re: 54 South Lakeshore Drive #201300042: Variance requested: §242-402A – 20% of Lot Coverage to rebuild a single family house on an existing foundation. G. Meyerle seconded the motion, and it carried unanimously.**

The three photographs, submitted by Ms. Zinnick and listed above, were placed in the application file.

#### **DELIBERATIONS**

#### **4. PUBLIC HEARINGS – 7:00 p.m.**

- a. 54 South Lakeshore Drive #201300042: Variance requested: §242-402A – 20% of Lot Coverage to rebuild a single family house on an existing foundation**

**Vice Chairman Timmerman moved to approve 54 South Lakeshore Drive, #201300042: Variance requested: §242-402A – 20% of Lot Coverage to rebuild a single family house on an existing foundation. N. Coppola seconded the motion.** He noted that the Inland Wetlands Commission gave the property owner permission to install the pavers; and was aware that the lot coverage would be affected. Chairman Flynn stated that, more importantly, the topography of the site is a hardship. Vice Chairman Timmerman added that most of the area of the lot coverage would be unable to hold chairs/tables due to the steepness. G. Meyerle noted that the proposal will not affect any neighbors. **Motion carried unanimously. Variance approved. Reason:** Lot topography, and the proposal for pavers was approved by the Wetlands Commission in 2007.

**5. TABLED ITEMS:** None.

**6. NEW BUSINESS:** None.

**7. INFORMAL DISCUSSION:** Chairman Flynn introduced new member Stephen Harding, Jr.

There was additional discussion regarding pending Zoning enforcement items, and a prior application that was appealed.

#### **8. ADJOURN**

**Vice Chairman Timmerman moved to adjourn the meeting at 7:24 p.m. N. Coppola seconded the motion, and it carried unanimously.**

\*\*\*Next meeting Scheduled for March 4, 2013\*\*\*