

**APPROVED MINUTES  
REGULAR MEETING  
BROOKFIELD ZONING BOARD OF APPEALS  
Monday, July 1, 2013- 7:00 p.m.  
MEETING ROOM 133 – TOWN HALL 100 POCONO RD**

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**1. CONVENE MEETING:**

**Present:** Chairman M. Flynn, Vice Chairman C. Timmerman, G. Meyerle, Alternate and Voting Member N. Coppola, Alternate and Voting Member S. Harding (arrived at 7:06 p.m.)

**Absent:** Secretary S. Wallman, P. Donohue

**Also Present:** Recording Secretary D. Cioffi

Chairman Flynn convened the meeting at 7:00 p.m. and established a quorum of members. He then reviewed the policies and procedures that govern public hearings.

**2. REVIEW MINUTES – 6/3/13 – G. Meyerle moved to approve the Minutes of the June 3, 2013 meeting. N. Coppola seconded the motion, and it carried 3-0-1, with Vice Chairman Timmerman abstaining.**

**3. REVIEW CORRESPONDENCE:**

- a. **Minutes of other Boards and Commissions: Zoning Commission 5/16/13 special, 5/23/13, 6/6/13 special; Inland Wetlands Commission 5/13/13, 5/20/13, 6/10/13; Planning Commission 5/16/13, 6/6/13; Zoning Sub-Committee**
- b. Legal Briefings for Building Inspectors: May 2013

**No discussion/no motions.**

**4. PUBLIC HEARINGS – 7:00 p.m.**

- a. **5 Norris Lane #201300546:** Variance requested: §242-402A – 27’ structure to left side line for an addition (*ph close date 8/4/13*)
  - 1. Plot Plan dated 7/6/78 with proposed addition handed into Land Use 6/12/13

*J. Schoeller, 5 Norris Lane, was present.* He indicated that he is proposing an addition on the left side. He further stated that the lot is non-conforming. The addition will be two stories, and will include a sound-proof music room. The lot is one acre, in a two-acre zone. The map was reviewed. An alternative location on the right side would be very close to the neighbor. N. Coppola noted the odd shape of the lot.

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

*S. Harding arrived at 7:06 p.m.*

Chairman Flynn reviewed the details of the application for Mr. Harding, noting the upzoning of the lot.

It was noted that there is no correspondence in the file.

**Vice Chairman Timmerman moved to close the Public Hearing for 5 Norris Lane #201300546: Variance requested: §242-402A – 27’ structure to left side line for an addition at 7:08 p.m. G. Meyerle seconded the motion, and it carried unanimously.**

- b. 26 Meadowbrook Road #201300547: Variance requested: §242-402A – 23’ structure to rear lot line, §242-402A – 15’ structure to left side line and §242-402A – 4.5% of lot coverage for a shed (*ph close date 8/4/13*)**
1. Copy of Assessors Map showing placement of shed
  2. Letter from the Madden Family of 24 Meadowbrook Rd dated 6/12/13
  3. Letter from Ana Marie Andre and Joshua Kermashek of 7 Hillside Circle dated June 2013
  4. Letter from The Ciccone Family of 28 Meadowbrook Road dated June 2013
  5. Letter from Nellosandro Perillo of 5 Hillside Circle dated June, 2013
  6. Letter from Fehmi & Amdije Emini of 17 Meadowbrook Rd dated June 2013

*D. Bernier, 26 Meadowbrook Road, was present. The shed was moved in a quick amount of time due to a divorce decree. Ms. Bernier advised she had intended to apply for a permit. She indicated that if she followed the 30’ setback, the shed would be in the middle of leaching fields. Five of six neighbors have been contacted about the application; the sixth house is for sale. It was noted that D. Waterbury inspected the site on June 14, 2013. Chairman Flynn indicated that he visited the site today. N. Coppola inquired if the pool was considered and Ms. Bernier advised she did not because it was never on the Assessor’s card, and the pool is not present on the site at this time. Upon inquiry from G. Meyerle, it was noted that the complainant was not a neighbor, per S. Marksdale, who was also present.*

*D. Ciccone, 28 Meadowbrook Rd., was present, and indicated she was in favor of the application. S. Barksdale (sister), was present, and was also favor of the application. J. Keller (sister), was present and spoke in favor of the application. No one was present to speak in opposition to the application.*

**Vice Chairman Timmerman moved to close the Public Hearing re: 26 Meadowbrook Road #201300547: Variance requested: §242-402A – 23’ structure to rear lot line, §242-402A – 15’ structure to left side line and §242-402A – 4.5% of lot coverage for a shed at 7:13 p.m. G. Meyerle seconded the motion, and it carried unanimously.**

**DELIBERATIONS**

- a. 5 Norris Lane #201300546: Variance requested: §242-402A – 27’ structure to left side line for an addition (*ph close date 8/4/13*)**
1. Plot Plan dated 7/6/78 with proposed addition handed into Land Use 6/12/13

**Vice Chairman Timmerman moved to approve 5 Norris Lane, #201300546: Variance requested: §242-402A – 27’ structure to left side line for an addition. N. Coppola seconded the motion. There was discussion regarding the narrowness of the lot, difficulty in meeting the setback, that the addition is being proposed to the side of the house with the least amount of impact, and the nonconforming lot width. Motion carried unanimously. Variance approved. Reason: Upzoning, odd slot shape, and non-conforming width.**

- b. 26 Meadowbrook Road #201300547:** Variance requested: §242-402A – 23’ structure to rear lot line, §242-402A – 15’ structure to left side line and §242-402A – 4.5% of lot coverage for a shed (*ph close date 8/4/13*)
1. Copy of Assessors Map showing placement of shed
  2. Letter from the Madden Family of 24 Meadowbrook Rd dated 6/12/13
  3. Letter from Ana Marie Andre and Joshua Kermashek of 7 Hillside Circle dated June 2013
  4. Letter from The Ciccone Family of 28 Meadowbrook Road dated June 2013
  5. Letter from Nellosandro Perillo of 5 Hillside Circle dated June, 2013
  6. Letter from Fehmi & Amdije Emini of 17 Meadowbrook Rd dated June 2013

**Vice Chairman Timmerman moved to approve 26 Meadowbrook Rd., #201300547. Variance requested: §242-402A – 23’ structure to rear lot line, §242-402A – 15’ structure to left side line and §242-402A – 4.5% of lot coverage for a shed. S. Harding seconded the motion. Vice Chairman Timmerman noted the non-conformity of the lot (only one-third of an acre), the location of the leeching field, the request is in compliance with remainder of neighborhood, and all the immediate neighbors are in favor. Motion carried unanimously. Variance approved. Reason: Upzoning, not out of conformity with the rest of the neighborhood.**

**5. TABLED ITEMS: None.**

**6. NEW BUSINESS: None.**  
**a.**

**7. INFORMAL DISCUSSION:**

There was brief discussion regarding the status of 1 High Ridge Road and the history of this site with various Land Use Boards and Commissions.

Vice Chairman Timmerman advised that he sent an email to K. Daniel re: electronic submissions and his concerns regarding formats to view submissions in, and how applicants will comply. He believes that the Inland Wetlands Commission has reverted back to paper submissions. Vice Chairman Timmerman is awaiting a response from K. Daniel.

**8. ADJOURN**

**Vice Chairman Timmerman moved to adjourn the meeting at 7:19 p.m. N. Coppola seconded the motion, and it carried unanimously.**

*\*\*\*Next meeting Scheduled for August 5, 2013\*\*\**