

**APPROVED MINUTES
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, August 4, 2014- 7:00 p.m.
MEETING ROOM 133 – TOWN HALL 100 POCONO RD**

1. Convene meeting

Chairman C. Timmerman convened the meeting at 7:04 p.m. and established a quorum of members. He then reviewed the policies and procedures that govern public hearings.

Present: Chairman C. Timmerman, Secretary J. Eagan, L. Bibbo, G. Meyerle, P. Murphy

Absent: Vice Chairman N. Coppola

Also Present: Recording Secretary D. Cioffi

2. Review Minutes – 7/7/14 – G. Meyerle moved to approve the Minutes of the 7/7/14 Meeting. J. Eagan seconded the motion, and it carried, 3-0-2, with L. Bibbo and J. Eagan abstaining.

3. Review Correspondence:

- a. **Minutes of other Boards and Commissions: Zoning Commission 6/26/14, 7/10/14; Inland Wetlands Commission 6/23/14; Planning Commission; Zoning Sub-Committee**
- b. Memo from Land Use Office to Land Use Commissions dated 6/23/14 Re: Publications of Decisions & Public Hearings
- c. Legal Briefings for Building Inspectors: July 2014

No discussion/no motions.

4. PUBLIC HEARINGS – 7:00 p.m.

- a. **9 Arrowhead Point Road #201400498: Variance requested §242-402A – 20.1' structure to center of road for an addition (ph close date 9/7/14)**

Withdrawn.

- b. **117 Long Meadow Hill Road #201400613: Variance requested §242-402A – 20' structure to right side line for a carport (ph close date 9/7/14)**

J. Durkin, 117 Long Meadow Hill Rd., was present. He explained that the house, purchased in 1968, currently has a two-car garage. He discussed the narrowness of the lot, and advised that an addition put on the house in 1973/1974, included the current garage, which is in the back of the house, cut into the banking of the property. Photographs of the site were reviewed. It was noted that the deck is on the roof of the garage.

Mr. Durkin discussed the steep banking of the property, as well as the locations of the septic and cap on the top of the septic tank. He stated that the carport will be 10-12 feet from the neighbor's property line. He further advised that he has spoken with the neighbors and they have no issue with the application.

Photos of the proposed carport and location were reviewed. Mr. Durkin advised that the carport could be taken down in the future if necessary. G. Meyerle inquired if the carport could be

placed closer to the road, and made even with the current turnout in the driveway. Mr. Durkin advised that would only decrease the request by a few feet, and he needs the turnout to get out of the driveway. L. Bibbo inquired how the carport would be anchored, and Mr. Durkin advised it comes with stakes and a lock anchor.

Chairman Timmerman and Mr. Durkin reviewed the steepness of the property. Chairman Timmerman advised the applicant of the requirement of having an A2 survey done for the purposes of measuring the as-built. He further stated that any overhang would have to be included in the measurement. Chairman Timmerman explained that the variance granted cannot exceed what was advertised. Board members suggested checking to see if the neighbor has had a survey done, or getting a revision on the current survey.

The narrowness of the lot in this R60 zone was noted.

M. Durkin, 117 Long Meadow Hill Rd., was present. She requested clarification on the variance measurement with the overhang, and Chairman Timmerman explained that the request is for a 20' variance to put the carport 10' from the sideline. He reiterated that the ZBA can only approve up to what has been advertised, and advised that the applicant could request a continuance, and if necessary, withdraw and resubmit the application. G. Meyerle discussed the ZBA's role in protecting the neighbor's interests. He added that he felt that 10' was close to the property line. Mrs. Durkin indicated that the plans were shared with the neighbors.

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

G. Meyerle moved to continue the Public Hearing re: 117 Whisconier Rd., #201400613, Variance requested: Section 242-402A – 20' structure to the right side line for a carport, to the next regularly scheduled meeting. L. Bibbo seconded the motion. Chairman Timmerman explained that the Public Hearing is still open, which allows the Board to receive more information regarding the application. G. Meyerle encouraged the applicants to get a survey done. Mr. Durkin inquired if just the side line can be re-surveyed, and Chairman Timmerman indicated that was a question for the surveyor. G. Meyerle encouraged the applicants to review the neighbor's land records to see if an A2 survey exists there. Motion to continue carried unanimously.

5. Tabled Items: None.

6. New Business: None.

7. Informal Discussion: None.

8. Adjourn: P. Murphy moved to adjourn the meeting at 7:25 p.m. J. Eagan seconded the motion, and it carried unanimously.