

PENNINGTON BOROUGH
30 North Main Street, Pennington, New Jersey 08534
PLANNING/ZONING BOARD
AGENDA TO THE EXTENT KNOWN
February 10, 2021, 7:30 PM

The meeting connection and information will be available on the Borough's web site at www.penningtonboro.org where instructions regarding the webinar will also be available. The connections for computer or phone are also listed below. Documents will be available for viewing at the temporary Borough Hall, 19 Brookside Avenue (rear entrance, access from Green Street). Members of the public may make comments during the public portion of the hearing. They may also be submitted by email to eheinzel@penningtonboro.org. or in written letter form and delivered to the Board at the temporary Borough Hall, 19 Brookside Avenue where there is a drop box at the rear of the building. All advance comments must be received by 4:00 p.m. the day of the scheduled meeting.

If not joining from the Borough's web site, the following are links to join the webinar:
<https://us02web.zoom.us/j/88934483313?pwd=dCt3OFIkdGRGbGdPWG1rTkdiWXlyZz09>
Passcode: 036710
iPhone one tap: +13017158592
Telephone: 1 301 715 8592
Webinar ID: 889 3448 3313 Passcode: 036710

OPENING STATEMENT: Adequate notice of this meeting has been posted in Borough Hall and sent to the officially designated newspapers: Hopewell Valley News and The Times of Trenton. Because of the state of emergency in New Jersey regarding COVID-19, the meeting will be held remotely via a Zoom webinar.

**ROLL CALL: Nicholas Angarone () Mark Blackwell () Deborah Gnatt () Eileen Heinzel ()
Seung Kwak, Alt. I () Cara Laitusis () Joseph Lawver () Katherine O'Neill ()
James Reilly () Douglas Schotland () Jeanne Van Orman ()**

**Edwin W. Schmierer, Mason, Griffin & Pierson, Planning Board Attorney ()
James Kyle, Borough Planner, KMA Associates ()
Brian Perry, Van Note-Harvey Associates, Planning Board Engineer ()
John Flemming, Zoning Officer ()**

I. OPEN TIME FOR PUBLIC ADDRESS

II. APPLICATION

**Charles P. Rotondo, 1 Maple Lane, Block 1005, Lot 2, R-100 Zone.
Requesting bulk variance for rear yard setback to replace Bilco door and construct a new stairwell covered by portico-style awning and variance for impervious coverage for new patio and walkways.**

III. ZONING OFFICER'S REPORT

IV. OLD BUSINESS

V. NEW BUSINESS

IV. MINUTES – January 13, 2021

Adjournment _____

Application # _____
Rec'd _____

APPLICATION FOR VARIANCE

PLEASE PRINT

LOCATION

Address 1 MAPLE LANE

Block 1005 Lot 2 Zone R-100

APPLICANT

Signature Charles P. Rotondo

Name CHARLES P. ROTONDO

Address 1 MAPLE LANE

PENNINGTON, NJ 08534 Phone 609 578-1568

E mail therotondogroup@gmail.com

Official Relationship with Owner N/A - I am the owner

OWNER

By my signature, hereto, I consent to the filing of this application:

Signature Charles P. Rotondo

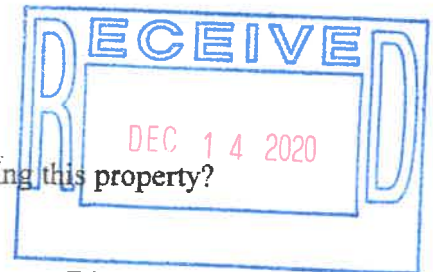
Name CHARLES P. ROTONDO

Address 1 MAPLE LANE

PENNINGTON, NJ 08534 Phone 609.578-1568

LIST OF SUPPORTING DOCUMENTS SUBMITTED

Has there been any prior application to the Planning or Zoning Board regarding this property?
YES If yes, please fill out below:



<u>Type of Application</u> (Variance, Site Plan, etc.)	<u>Date</u>	<u>Nature of Application</u>	<u>Disposition</u> (Approved or Disapproved)
<u>BULK VARIANCE</u>	<u>2015</u>	<u>CHANGE FROM 1-STORY RANCH TO 2-STORY</u>	<u>APPROVED</u>
_____	_____	_____	_____
_____	_____	_____	_____

VARIANCE APPLICATION

1. Notice is hereby given of appeal from the following action of _____ taken _____ and based on or made in the enforcement of the Zoning Ordinance. (If appeal is being made directly to Planning/Zoning Board without prior application, this section does not need to be completed.)

2. Zoning Ordinance Citation of section from which relief is requested:

BULK REQUIREMENTS

3. Statement of relief requested:

Basement bilco doors to be removed and existing stairwell to be demolished and replaced with new masonry stairs. New stairs will be covered by portico to extend over new stairwell. Entire area where work will commence will be approx. 12'-0" x 12'-0" off rear elevation of home. Setback relief required per J. Fleming due to orientation of the home on the property lot.

A. Present use of premises RESIDENCE Proposed use SAVE

B. Size of building proposed (for new construction)

Width 12'-0" (approx.) Depth 12'-0" (approx.)

Height TBD - NO higher than 8'-0" above grade Stories N/A

C. Setbacks (of new buildings or additions)

Front N/A * Back 12'-3" from rear property line

Side N/A * Side N/A *

* New structure will only protrude from perimeter of existing home on rear elevation

4. What are the exceptional conditions of the property preventing applicant from complying with the Zoning Ordinance?

The home was originally built in a position that compromises current setbacks. The front yard and Baldwin St. side yard do not require variances to build on, but the east and south elevations do. The south elevation is our rear yard

5. Supply a statement of facts showing why relief can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the zone plan and Zoning Ordinance.

Generally speaking, we are improving the appearance of the home and creating an accessible entrance to our basement which can be used as egress in the event of a fire or other emergency. The new stairwell will include railings which we currently do not have. The new stairwell will only extend a maximum of 6'-7" beyond the existing stairwell towards the rear property line of our lot.

GENERAL STATEMENT - VARIANCE REQUEST

To Whom It May Concern:

I am the owner of 1 Maple Lane in Pennington (along with my wife, Laurie). We are requesting a bulk variance from the Borough of Pennington to demolish our existing Bilco door stairwell that leads to our basement. In its place, we would like to construct a new stairwell that will be slightly larger in terms of perimeter and will be covered by a portico-style awning that will be finished with the same siding, roof shingles, and trim boards that our house was remodeled with in 2017.

Additionally, we would like the zoning board's **permission to begin construction on a new clay paver patio and two clay paver walkways.** The patio will be built at the base of our rear porch and will connect to the proposed landing at the top of the new basement stairwell.

The reason for this application is to accommodate entry and egress for our basement. The existing Bilco doors are very old, stick at times, are very heavy (too heavy for my children to lift in the event of an emergency) and costly to replace. Additionally, the existing masonry walls show significant signs of deterioration, and I would rather just replace them with new and improved walls and steps (existing steps are wooden, proposed steps will be 100% masonry).

The proposed improvements will undoubtedly add character and charm to our home and will be aesthetically pleasing to any traffic (vehicular or pedestrian) that passes by on Baldwin Street. Baldwin Street is the only roadway where the proposed improvements will be visible.

I look forward to presenting to the Board and welcome the opportunity to answer any questions any board members have concerning our application.

Sincerely,

A handwritten signature in black ink that reads "Charles P. Rotondo". The signature is written in a cursive style with a large initial 'C' and a distinct 'R'.

Charles "Chuck" Rotondo

**PENNINGTON BOROUGH
PLANNING/ZONING**

Property address: 1 MAPLE LANE

Block 1005 Lot 2 Zone _____

Historic District: Yes () No (X) Corner Lot: Yes (X) No ()

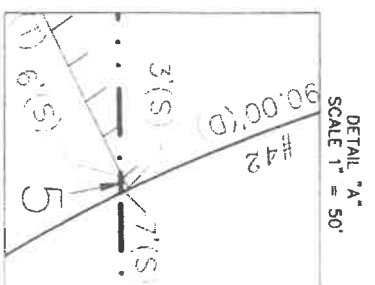
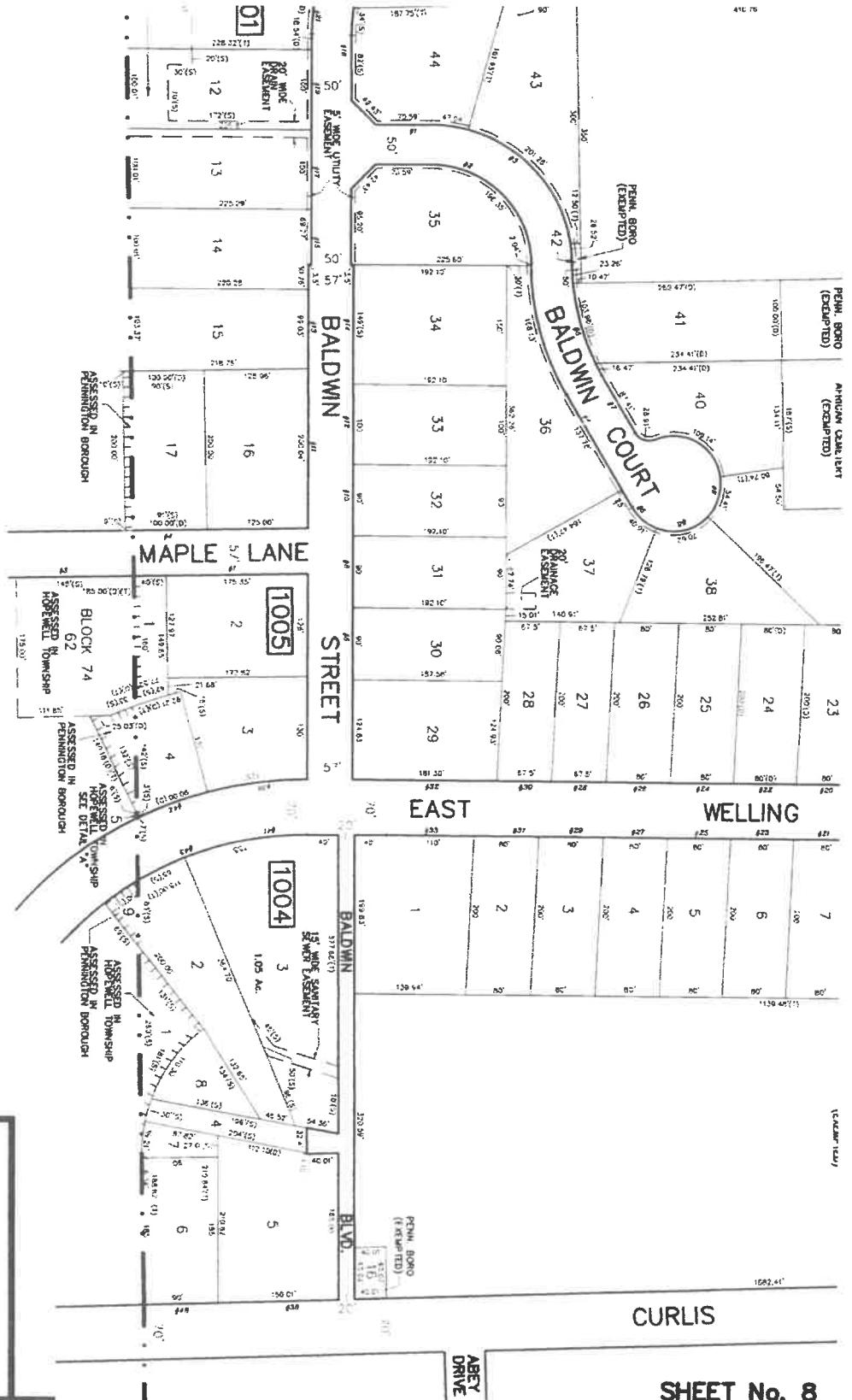
ZONING REGULATIONS

	<u>PRESENT</u>	<u>PROPOSED</u>	<u>ZONE REQUIREMENTS</u>
Lot size	22,116 ^{sq} ft ²	SAME	N/A
Lot width	127.97'	SAME	N/A
Lot length	172.82'	SAME	N/A
Front setback	75' ±	SAME	N/A
Rear yard setback	24' ±	10'-0" ±	HOME ORIGINALLY BUILT WITHIN ALLOWABLE SETBACKS
Right side yard setback	N/A	SAME	N/A
Left side yard setback	48.4' ±	SAME	N/A
Building Height	N/A	SAME	N/A
% of lot coverage	21.5 %	20.4 %	25 %
Height slope ratio			
Floor Area Ratio	N/A	N/A	N/A
Gross floor area	N/A	N/A	N/A

I hereby certify that the above information is true and correct.

CHARLES P. ROTONDO
(Print)

Charles P. Rotondo
Signature



SHEET No. 8

TOWNSHIP OF HOPEWELL

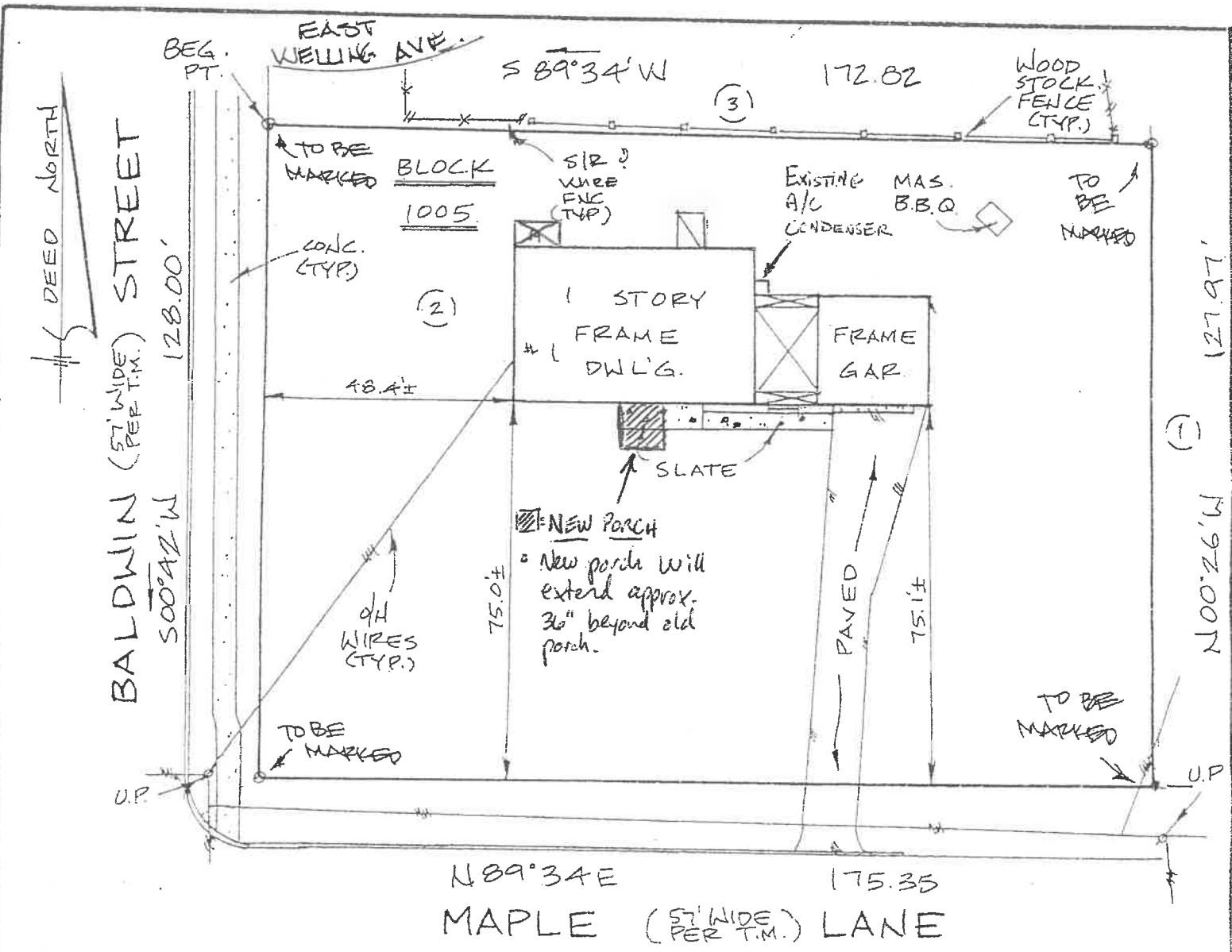
This sheet has been drawn using
 the most current data available
 including Aerial and Ground Surveys
 (GSD)

NEW JERSEY DEPARTMENT OF TREASURY
 DIVISION OF TAXATION
 ATTORNEY AT LAW
 JAMES J. SYPNIEWSKI
 1000 PENNSYLVANIA AVENUE, SUITE 100
 PHILADELPHIA, PA 19106
 DATE: JUN 28, 2008
 SCALE: 1" = 100'
 SHEET NO. 8 OF 8

TAX MAP
 BOROUGH OF PENNIN
 MERCER COUNTY, NEW JERSEY
 HARRY J. SYPNIEWSKI
 NEW JERSEY LICENSED LAND SURVEYOR
 VON note - harvey OSSOC
 777 Alexander Road, Princeton, N.J. 08542

SHEET NC





~~A. PROPOSED LOCATION OF NEW CONCRETE PAD FOR NEW A/C CONDENSERS (2). DIMENSIONS OF FOUND-IN-PLACE CONCRETE PAD = 4'-0" x 8'-0" THICKNESS OF PAD = 4"~~

CERTIFIED TO :

- CHARLES ROTONDO
- LAURIE ROTONDO
- TINA BERNSTEIN, ESQ.
- FOUNDATION TITLE, LLC - HAMILTON
- STEWART TITLE GUARANTY COMPANY
- WELLS FARGO BANK, NA., ITS SUCCESSOR AND/OR ASSIGNS

DEED REFERENCE :

VOLUME 1522
 PAGE 108

SQ. FT. = 22,116
 ACREAGE = 0.51

REPRODUCTION OF THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH. SUBJECT TO ALL RESTRICTIONS AND EASEMENTS OF RECORD.

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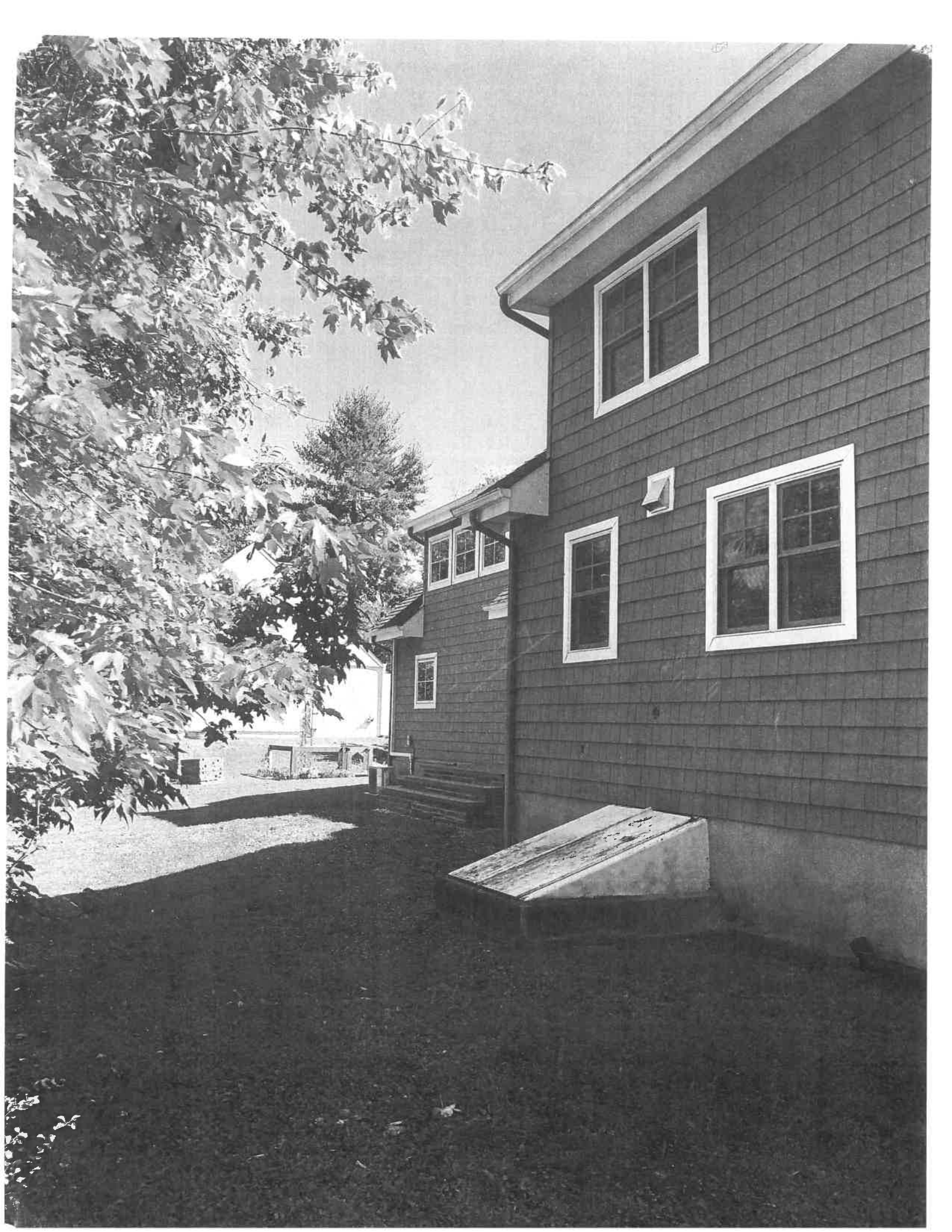
THIS CERTIFICATE IS MADE ONLY TO BEHOLDEN NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY BELOW NAMED PURCHASER. NO LIABILITY WILL BE ASSUMED IF PAYMENT IS NOT RECEIVED FROM ABOVE NAMED PURCHASER OR HIS/HER AGENT(S) WITHIN 60 DAYS OF CLOSING DAY. THIS SURVEY IS NOT TO BE USED FOR LAND CLEARING, LANDSCAPING, CONSTRUCTION OF FENCES OR ANY OTHER STRUCTURES, SURVEY AFFIDAVITS, RESALE/REFINANCE OF PROPERTY OR BY ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY BELOW NAMED SURVEYOR OR A-1 LAND SURVEYS, INC., FOR USE OF THIS SURVEY FOR ANY OTHER PURPOSE THAN ITS INTENDED USE.



A-1 LAND SURVEYS, INC.
 PROFESSIONAL LAND SURVEYORS

DATE
 7-31-15

PLAN OF SURVEY FOR
CHARLES ROTONDO E



CERTAINTED
CEDAR IMPRESSIONS
SHINGLE SIDING
(VINYL TO MATCH
EXISTING)

BORAL TRU-EXTERIOR
FACIA BOARDS
(PAINTED WHITE)

(2) 2x8"
DOUG-FIR
HEADER
w/ 1/2" PLYWOOD
FILLER

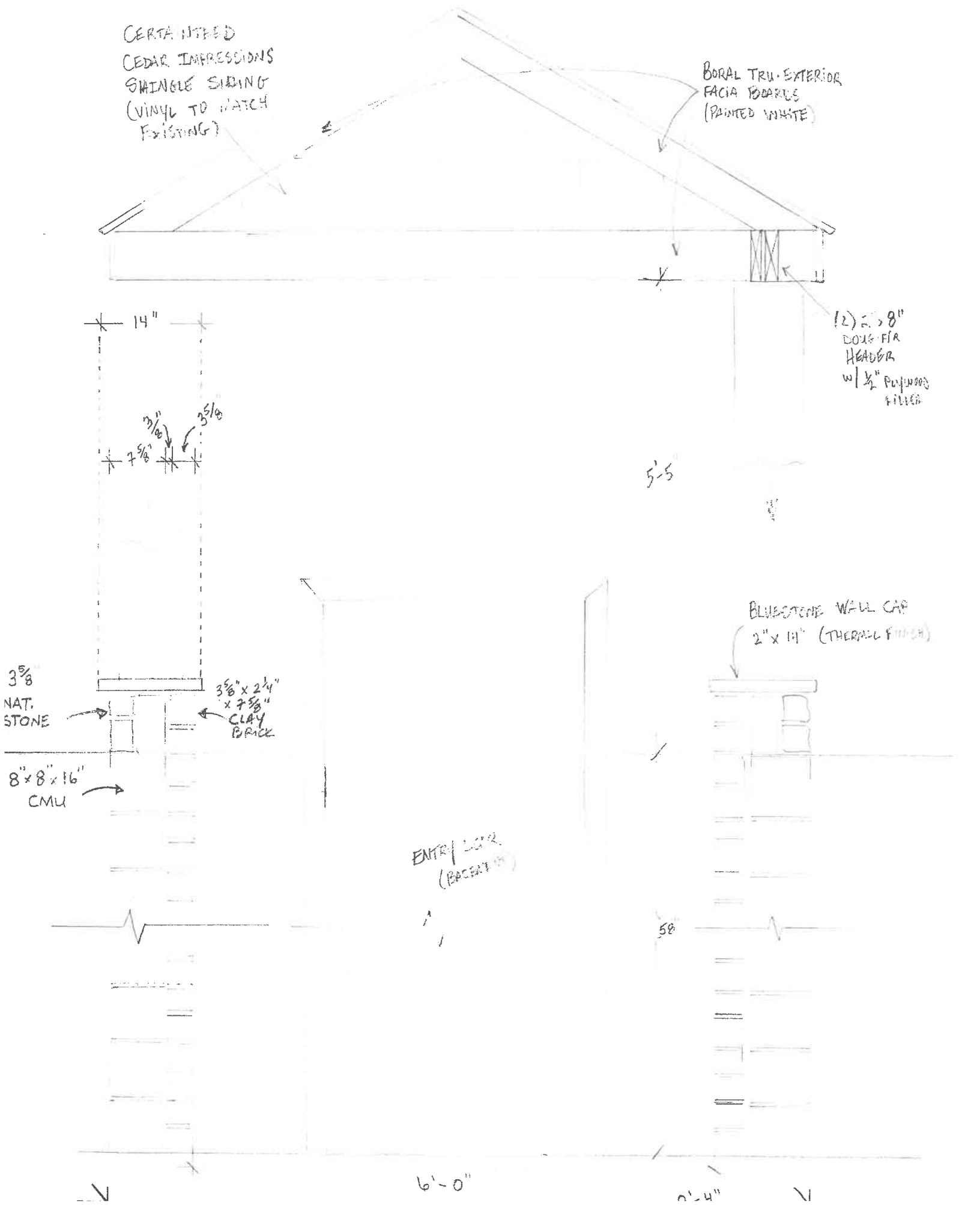
5'-5"

BLUESTONE WALL CAP
2" x 14" (THERMAL FINISH)

ENTRY LOOR
(BASEMENT)

6'-0"

2'-4"



NOTES: 1. All treads to be ribstone measuring 4" thickness

2. Rise for each step to measure approx. 4"

3. Run for each step to measure approx. 12"

4. Each riser to be faced with 2 courses of natural stone measuring approx. 4" in depth

5. All block will be 8" x 8" x 16" CMU - hollow, filled where required by code

6. All block will be supported by 12" concrete footing

8'-4"

SUPPORT COLUMN TO PORTICO

GRADE

58"

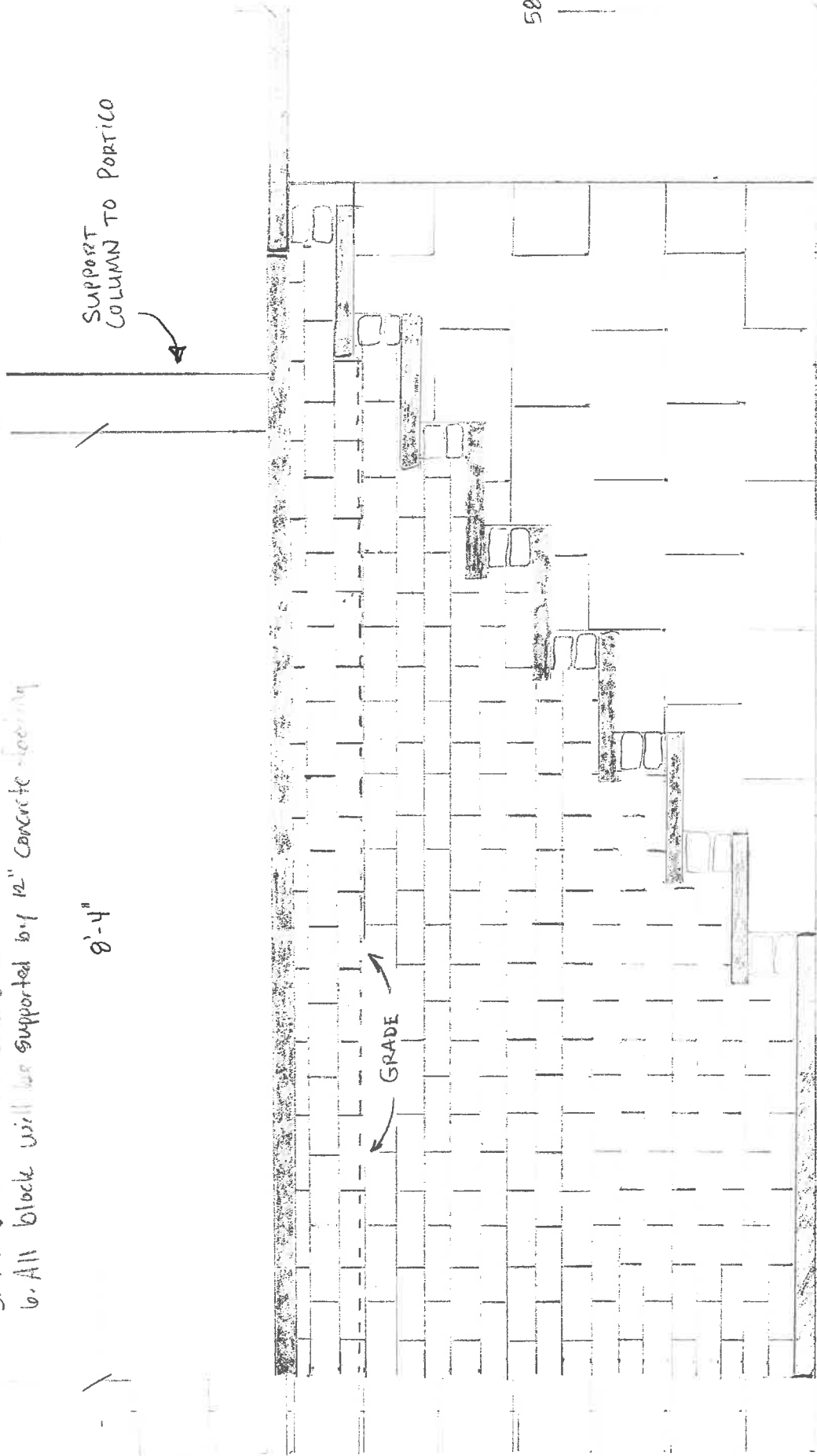
42"

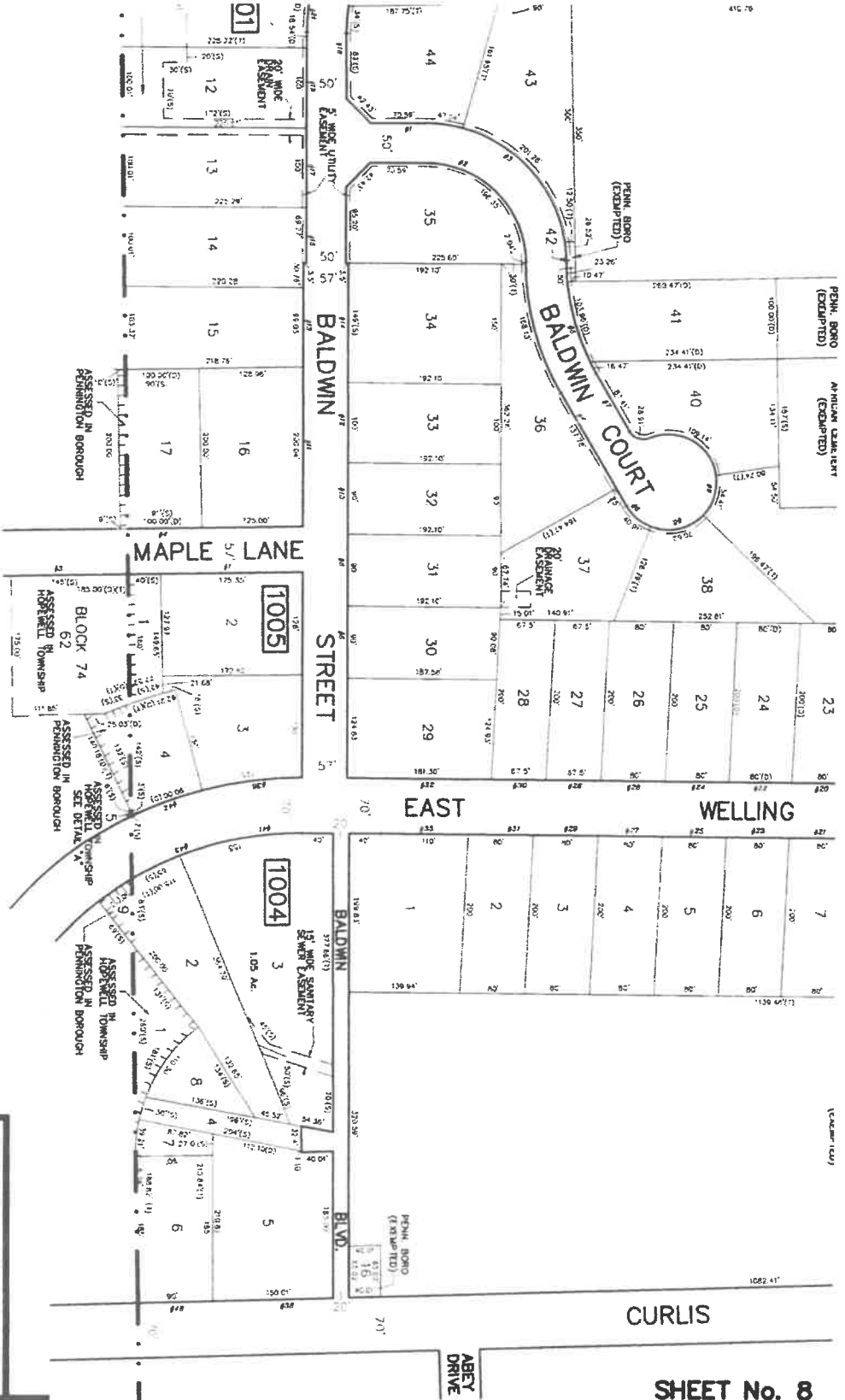
86"

4'

12"

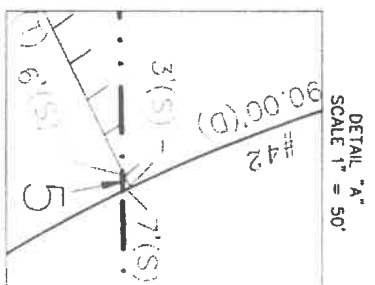
SCALE: $\frac{1}{16}'' = 1''$





TOWNSHIP OF HOPEWELL

SHEET No. 8



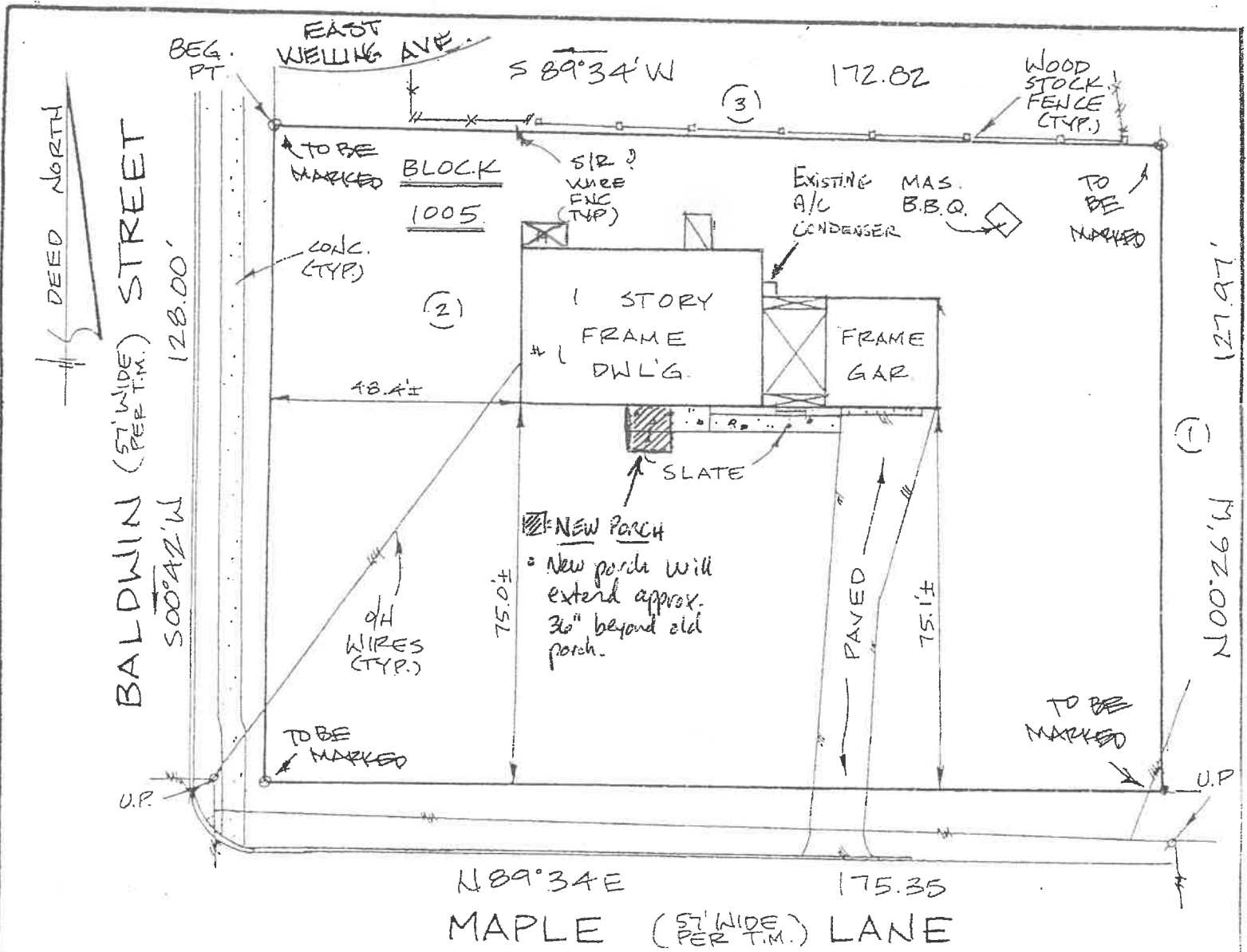
This sheet was prepared by computer aided drafting/plotting. CAD/DWG. and Computer Graphics. (CADD)

NEW JERSEY DEPARTMENT OF TREASURY
OFFICE OF TAXATION
 APPROVED AND FORWARDED TO THE COMMISSIONER OF TAXATION
 BY: *[Signature]*
 DATE: **JAN 28 2005**

TAX MAP
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 MERCER COUNTY, NEW JERSEY
HARRY J. SYPNIEWSKI
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