

Bloomfield Village Association
Trustee Meeting

Feb 9, 2016

Trustees present: Tom Brookover, Jeff Kern, Jack Marwil, Tim O'Hara, Margie Parker, Cathy Weissenborn, Trish Saulnier, Bret Zilka, Ron Ross, Art Atkinson (Village Mgr.), Jeff Kragt, (Village Counsel)

Cathy Weissenborn called the meeting to order at 7:00 PM

Fire Department Report: Chief Geoff Hockman Reported

- The Fire Department made 4 runs during the month of January. 3 false alarms and one odor investigation due to a lighting malfunction.
- The fire department also completed CPR training classes conducted by the Township with 14 Village volunteers attending and earning certification.
- As part of the ISO ranking and to bring the equipment on Engine 15 up to the same standards as Township trucks. Chief Hockman asked for approval to purchase a BlitzFire Apparatus (\$2,000). The Blitzfire is a portable water gun that can be set up quickly and deliver a strong volume of water on a fire. It is often used to help protect homes next to a fire by keeping roof and siding that is exposed to the heat cool and wet.

Police Department Report: Police Commissioner Tom Parker reported

- During January 1 bank fraud incident was reported with arrest along with 2 drug related incidents, and a squirrel breaking into Hackett Hall.
- Traffic violations and traffic warnings are up over last year.
- The Village is planning on utilizing Township speed signs to test their effectiveness and has put the purchase of the equipment on hold for the time being. .

Road Committee Report

Approximately 480 responses have come in from the "Expression of Interest" EOI mailing roughly a 50% positive approval by Village residents. The Road Committee mapped the positive responses, however, and the results showed several streets in the Village are below the 50% level and would not be included in the study if the RCOC decides to begin the evaluation. In addition some of the streets with 100% participation were cul-de-sacs that are only assessable by streets that did not pass the 51% level. Art will send out an additional email to remind homeowners to complete the "Expression of Interest" forms that were signed and returned.

Architectural Reviews

Catherine Weissenborn read the standard introductory language

340 Williamsbury Rd.- Louis and Karen Lavorata –Home not in compliance with original approved plans.

- Homeowner reported that attaching siding to painted brick is not a viable option.

- Muntins have been ordered for the windows and will be installed.
- Brick Caulking will be cleaned in spring.
- Shrubbery is intertwined with fence and should not be removed as it will mean taking out the landscaping

Motion to record that the home is not in compliance with the original approved plans. Approved unanimously, 9:0

975 North Cranbrook -Louis Lavorata- Renovation approval of plans, materials, colors.

- Hardieplank siding to match the existing siding
- Requested to add shutters to the North elevation, owner said he could do but they were not on the original plans.
- Stone selection for the front was show to the board.
- Builder did not have color selection available for board review,

Motion to deny plans as submitted, passed unanimously, 9:0

343 N. Glenhurst –Dr. Dan and Nicole Vella, Rear Yard Fence

- Plans shown to install a 4 ft. fence around the back yard.
- Homeowner agreed to install landscaping to mask the fence on north side of property per Art’s review and approval.

Motion to approve fence with evergreen landscaping to mask it, 4 approved, 5 disapprove. Motion failed

560 N Glengarry Rd. - Craig and Emily Berthel, 6 Ft Privacy Fence

- Home owner has concerns of privacy as neighbor Dr. Coleman has patients visiting his home. Emily Bethel said she was uncomfortable with patient’s waiting in their cars in his backyard are looking into her backyard. She is asking for a 6 ft. privacy fence to be installed to block the view from Dr. Coleman’s driveway into her backyard.
- The 6 ft. fence would require a variance of the Township and also a ZBA.
- Suggestion by the board to add additional landscaping to block the view. The homeowner thought that was not possible because the root system from the neighbor’s trees is too thick to plant anything close to it.

Motion to deny the installation of a 6 ft. fence was passed unanimously. 9:0

175 Chewton - Richard and Katherine Belanger - Addition and Renovation

- Belangers are asking for a 3 ft 2 inch variance in the front setback of the house to expand a front porch and an 8 inch side variance. Both are within the Village guidelines and need Township approval.

Motion to approve plans as submitted and recommended approval of variance to the Township, approved unanimously. 9:0

2722 Indian Mound - Brett and Lindsey Finsilver – Addition of rear pool and patio

- Home owner submitted plans to add a pool in back yard that would require a variance from the back lot line of 3 ft. 6 inches,
- Pool would also come out into the side yard, (PREFERENCE BY THE VILLAGE WOULD BE TO have the pool in the entire back yard.
- Move pool equipment to side of the house, relocate the AC and generators to side of the house.
- Add a 4 ft. fence around the backyard not just the pool area.
- Neighbors are concerned that the addition of the pool and patio would further impact the area that already has a high water table and flooding problems. Also the Township requires that pool equipment be place in the back of the house.

Motion to table the proposal until the Finsilvers have time to address the issues brought up in the meeting and report back to the board. Motion approved unanimously 9:0

1028 Yarmouth - Geoff Langdon - 2nd story addition

- Requesting an 11 inch variance on the left side of the house for Township approval, plan variance meets the Village deed restriction requirements.
- Addition meets the character of existing house as will materials chosen.

Motion to approve plans as submitted and recommend approval of Variances by the Township, passed unanimously 9:0

675 N. Williamsbury - Dan and Nicole Cornwell - Rear Yard Sports Court

- 2 story addition to the north side of the house, no variance requested
- Plans are in character of the home, front Piers will need a ZBA review by the township
- Sports court show on the plans are optional,
- Neighbors expressed concerns about the sports court would be built next to their property and may cause a disruption of the normal quiet of their home. They asked that it not be put in.

Motion to approve plans as submitted without the approval of the sports court and basketball hoop, passed unanimously, 9:0

Approval of January 19, 2016 Minutes – Approval tabled until March meeting, wrong copy was submitted to board. Corrected minutes will be available at the next meeting.

Treasurers Report – Sign repairs will be finished by August with final cost to be in the 24,000 range and the funds will be more than the budgeted amount as the project is being completed faster than the original 2 year timeframe. Cathy Weissenborn reported that February activity is in order and was reviewed online. The President has also reviewed statement activity for February.

Motion to approve Treasurer's report- passed unanimously

Legal Report – Jeff Kragt attending for Tim Currier and had no new issues to report.

.Village Manager's Report:

- 2016 Maintenance fund assessment mailed January 6th, 2016, total due 181,300, 147,972 has been received.
- 2015 3 homes remaining unpaid. 2014 has one home outstanding.
- Village 2015 Fall Bulletin ads \$5900 billed, \$5900 paid.
- Office upgrade new Xerox machine is working great
- Street signs, 20 of 100 are updated, production will continue in February when materials are received.
- 1099 information has been prepared and sent to accountants.
- Recognition dinner to be on Wednesday March 2, 2016

Village Manager Actions

- 625 N. Williamsbury - Contractor agreed to move porta-potty back on the property so it is not on the street.
- 235 Westwood porta-potty removed from right-of-way

Old Business

Ron Ross reported that preliminary work is being done on the new website in conjunction with the HOA website service.

New Business

Fire Budget approved for 2016/2017. Geoff Hockman reviewed the budget for the fire department highlighting some of the capital expenditures needed for next year. The department equipment is in good order. Fire department budget was approved for 2016/2107 unanimously.

Police Budget approved as submitted for 2016/2017 **Budget was approved unanimously.**

Meeting adjourned at 9:50 pm

Next Meeting **March 15th**, 2016

Respectfully submitted by Jeff Kern, Secretary