

Summary of changes:

The lower level interior workshop will have:

- no interior walls
- no bedroom
- no bathroom
- Slop sink for clean up and safety

The upper level interior will have:

- full bathroom
- office / bedroom
- sitting / tv area
- no closet
- no kitchen area
- no additional sink, just a bathroom sink

I am a master crafter and will use the space year round as a workshop. I will need a slop sink because some of my work makes a mess or requires water for different purposes including clean up and safety.

The front facade will have:

- old fashioned garage doors, lower level
- a single door lower level
- one window lower level
- no more porch
- no more front upper deck
- two double windows upper level

In response to my neighbor's desire for us to not build too far forward into my driveway and into his view, we have relocated the main entrance to the upper level with the stairs now going up the right side and around to a back entrance. That will preserve his view as it has been.

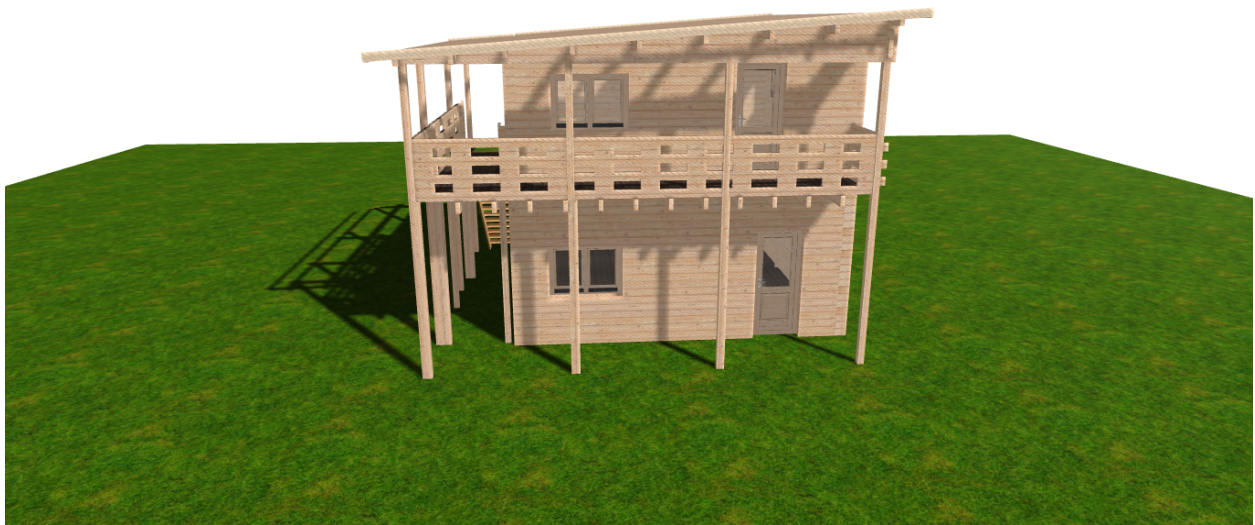
Front facade rough sketch:



Right side rough sketch: Facing 31 Berrien with upper deck and entry in the rear, situated further back than the neighbor's home. The buildings are not side by side.



Rear facade rough sketch: Can only be seen from the backyard.



Left facade rough sketch: Facing our home



Unable to put 2 bedrooms where the carport stands, we are forced to change our plan such that it will leave us with one guest room, there for any of our 5 adult children, their spouses and grandchildren, or extended family and friends for when they visit from all over the country. We will not have achieved our goal of adding 2 bedrooms but we will be better off than we are now if we can replace the carport as described in our updated application.

In this economy, and in this area, young people cannot afford to save for their first time homes because of the extraordinarily high rents. There is a serious housing crisis in New Jersey and young adults are relying on help from parents more than my generation had to. Living at home and saving their income is a much needed opportunity for twenty-somethings if a family can do it. We want to be able to provide them with that support if needed.

We chose a pre-cut, prefab cabin to reduce impacts to the neighbors and traffic. With a single lane driveway, we cannot put a dumpster, our cars and the cars of construction workers on a no-parking street for the length of time it takes to build from scratch or to rip off the roof for an addition. The sawing and building noise, dust and debris is eliminated with a prefab cabin. Not having to have a porta-toilet on site will also reduce stress to the

neighbors. There are many reasons why this is the best way to build in a tight neighborhood with small properties and no parking.

If we were to build a second floor over existing bedrooms, the neighbors at 27 Berrien would suffer great harm. They have a 2nd floor and in their bedrooms, they enjoy open windows, treetops and sky views. If we added a second story and got our 2 bedrooms, they would lose what they have enjoyed for decades and their bedroom views will be straight into our windows. On our lower level, we can see right into each other's houses. We have privacy film over some of the windows and in others, the blinds or curtains have to be closed much of the time. Our homes are very close together, just 20 feet apart. 29 Berrien is only 5 feet from the property line on that side. A 2nd story addition on our home would cost them their property value, quality of life and privacy, whereas on the other side, the carport is set further back behind the neighbor's house and would not disrupt their view whatsoever. There is a thick wall of bamboo between us and their view is already just our house, and that won't change with the carport renovation. Being one story though, they can at least see the sky as well as my house. If we add a second story, however, it would block out much of the daylight for them too. A second story would restrict daylight to both neighbors in different ways.

Regarding the suggestion that we build out over our patio:

Our current views:

When I am washing dishes, this is what I see: (you can see the custom puppets I make - one of many of my master crafting talents)



View from my kitchen:



The windows and glass doors make a small space feel and look large. From the dining area: Note my giant telescope that we roll out onto the deck to gaze at the planets.



From the back doors: Outdoor dining and planet gazing.



Our patio and deck are outdoor living spaces and if we build over them to add a bedroom, we will actually lose living space. We will no longer have the ability to host a gathering with family friends outside. There would be no way to replace the deck off the kitchen, which we use for outdoor dining, or the patio, big enough for a larger crowd than could fit indoors. It is where I met my neighbors for the first time and where we gathered safely with friends during Covid. If we build another patio in the far rear of the property, away from tree roots, we lose the open grass where we set up badminton and other yard games, as well as the ease of bringing food out from the kitchen.

It is a tiny yard and adding a bedroom over our treasured outdoor living space will take away from the real estate value of the property. That build-out would not only remove the back entrance/exit into a foyer/mudroom, which could no longer be a mudroom, and double glass sliding doors, leading to the deck. It will also cover up 3 windows. One of the windows is the only window in the master bedroom where we can install an AC unit (we don't have central AC). All of these windows and doors have southern exposure that give our small home a bright and open, cheerful feel. During lockdown, it was manageable because of how bright and airy the home feels. Blocking out that much sunshine, outside access and losing that much living space will make it feel small, dark and dismal and further reduce its value. So, if we were to build out over the patio, we would gain a bedroom and a bathroom, and lose 2 outdoor living / dining areas large enough for a gathering, and all of the southern exposure we now enjoy throughout our home, and thus, property value would be lost.

On this patio and in this yard we have celebrated life and memorialized death. There have been birthday and graduation parties and romantic dinners for two. It is a living space that has served many beyond our immediate family. In the real estate market, it would not be adequately traded for a sleeping space and bathroom for only one person.

After the trees fell on our home in 2016, there have been many renovations to improve the home and property. Besides all new flooring and painting a 14' ceiling with contrasting beams (weeks of painting high on a ladder), we brought the drainage system to code by adding green infrastructure to better manage the water purged by the sumps that keep the basement dry. This water would typically be fast streamed into the street and then to the sewerage drain to carry debris and toxins with it. That is no longer legal, as water needs to be slowly filtered through the ground before it returns to our main water sources. The drywell was ideally located by a civil engineer, Robert J. Walsh, who stated that there is no other possible location on our small property. A lay person walking the yard can see why.

Pandemics are the new Epidemics due to the proliferation of world travel. It is the unfortunate new normal and people need to be able to use their homes in ways they never did before. Caring for aging parents and growing families, along with flexible work spaces and being able to age in place are things that we should be able to achieve at home, especially in the event of another lock down.

RE: the idea of moving the drywell:

The dry well needs to be located in a straight line from the output from the house, it cannot take turns or the water will not get to where it needs to be. There is a mature tree line along the entire left property line. Those trees are owned by my neighbor, at 27 Berrien, who does not want them to be killed by cutting off their largest roots for a new trench. His yard has a flooding issue and those trees provide valuable stormwater management. The site chosen was the only possible location, according to the civil engineer that did the work, Rob J Walsh.

Regarding killing trees:

I am a student of green infrastructure and stormwater management through a grant from the Watershed Institute and taught by Rutgers University. I am certified as a "Green Infrastructure Champion." The suggestion of cutting down mature trees, or digging trenches through major root systems of

mature trees (that don't belong to me), is counter to protecting against climate threats, in that they not only provide shade and habitat, they are made up of more than 50% water. In a single growing season, a healthy 100 ft tree will have appx 200,000 leaves and can take up 11,000 gallons of water from the soil and release it into the air as oxygen and water vapor (US Dept of Agriculture / Forest Service). Beyond my project, and in all future projects, I want to suggest that if West Windsor is to lead by example and respond adequately to the climate crisis, please do not advocate for, or take lightly, the removal of mature trees in exchange for a building or pavement. Protect trees as a top priority in protecting us against climate threats.

We are happy to deed-restrict our property to preclude renting to tenants who are not family. Our home will remain in our family for at least the next generation and what may happen someday should not prevent what is needed today. The laws may change, in which case, whoever owns the home, most likely our children, can revisit the board if new permissions are needed.