

Minutes for the Harrington Park Zoning Board of Adjustment

August 22, 2012 8:00 pm

At 8:04 pm Chair McLaughlin opened with the following announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk, and copies have been mailed to individuals requesting the same.

ROLL CALL

Richard McLaughlin-present

Stephen Martinez-present

Michael Roth-present

Councilman Napolitano-absent

Marilyn Simpson-present

Reverend Marilyn Peoples-present

Mark Antonucci-absent

Jin Cho-present

Karen Brady-present

Also Present: Marti Francis, Board Clerk

John Schettino, Board Attorney

Minutes Approval: July 25, 2012, Marilyn Simpson moved to approve, second Karen Brady. All in favor, Reverend Peoples and Steve Martinez abstain.

Invoices: John Schettino: \$250 resolution Kontolios; \$250 resolution Derrico. Marilyn Simpson moved to approve, second Michael Roth. All in favor.

New Business

John Powers, 211 Lynn Street, Harrington Park, New Jersey, seeks a variance to install a hot tub on his property. The hot tub location would violate HP Zoning Code 350-47 H (2) and encroach the side yard setback by 11 feet. Mr. Powers and Bernadette O'Reilly (husband and wife) were sworn in. They testified that they live on a non-conforming lot and wish to install a 96² inch hot tub. The spot they have chosen seems to be the best; the others would put the tub 13 feet from the property line and would cost thousands of dollars. The current chosen spot is 8 (?) feet from the setback. They have spoken to and gained support from their neighbors. There is a 42-inch wooden fence at the spot where the hot tub is proposed to be installed. The property is an L-shaped (corner) lot. Mr. Powers will give exact measurements and Zoning information in September. The hot tub is on the property; no outlining is necessary. The hot tub is 4 feet high and has a fitted top. The next door lot is empty, and there are assorted rose bushes along the fence. There was no public at the meeting.

Dean Borghi, 77 Bogerts Mill Road, Harrington Park, New Jersey, seeks a variance for an accessory building that has been installed. The location violates HP Code 350-10 (1)(b). The height violates Borough Ordinance 337 by 2 feet. The building violates the NJ Uniform Construction Code as it does not have a foundation. This application will be held until September.

Resolutions for Approval

John Derrico, 195 Hackensack Avenue, Harrington Park, New Jersey, Block 803, Lot 10, seeks to build a shed. This shed would violate Article IX, section 350-31. Marilyn Simpson moved to adopt, second Karen Brady.

ROLL CALL VOTE

Richard McLaughlin-yes	Stephen Martinez-unable to vote
Michael Roth-yes	Jin Cho-yes
Marilyn Simpson-yes	Reverend Marilyn Peoples-unable to vote
Karen Brady-yes	

Mr. and Mrs. Kontolios, 78 Friend Terrace, Harrington Park, New Jersey, Block 416, Lot 2, seek to construct an addition. The structure is non-conforming, and this addition would violate HP Code 350-10 E.2. Marilyn Simpson moved to adopt, second Karen Brady.

ROLL CALL VOTE

Richard McLaughlin-yes	Stephen Martinez-unable to vote
Michael Roth-yes	Jin Cho-yes
Marilyn Simpson-yes	Reverend Marilyn Peoples-unable to vote
Karen Brady-yes	

The next Board of Adjustment meeting is scheduled for September 26, 2012 but will be rescheduled to the 19th due to Yom Kippur. Ms. Francis will resend the form to Mr. Powers who will fill it out and have it notarized.

Marilyn Simpson moved to adjourn the meeting, second Jin Cho. All in favor. Meeting adjourned at 8:28 pm.