

MINUTES

July 22, 2015 Zoning Board of Adjustment

8:05 pm Meeting brought to order by Chair McLaughlin

ROLL CALL

| | | | |
|--------------------|---------|------------------|---------|
| Richard McLaughlin | Present | Karen Brady | Absent |
| Michael Roth | Present | John Powers | Present |
| Marilyn Simpson | Absent | Stephen Martinez | Absent |
| Jin Cho | Present | Rev. M Peoples | Present |
| Steve Lott | Present | | |

Also present: Florence Savoye, Landuse Clerk
John Schettino, Board Attorney

No invoices for Approval

Minutes for Approved:

| May Minutes Roll Call Vote | | APPROVED | | | |
|-----------------------------------|--------|-----------------|-----|----|---------|
| | MOTION | SECOND | YES | NO | ABSTAIN |
| McLaughlin | | | X | | |
| Roth | | | X | | |
| Simpson | | | | | |
| Cho | | X | X | | |
| Brady | | | | | |
| Powers | X | | X | | |
| Martinez | | | | | |
| Rev. Peoples | | | X | | |
| Lott (alt.) | | | X | | |
| | | | | | |

| June Minutes Roll Call Vote | | | APPROVED | | |
|------------------------------------|--------|--------|-----------------|----|---------|
| | MOTION | SECOND | YES | NO | ABSTAIN |
| McLaughlin | | | X | | |
| Roth | | | X | | |
| Simpson | | | | | |
| Cho | | X | X | | |
| Brady | | | | | |
| Powers | X | | X | | |
| Martinez | | | | | |
| Rev. Peoples | | | X | | |
| Lott (alt.) | | | X | | |

Soares Application heard:

Helena Soares of 37 Blanche Avenue (Lot 4 Block 111) and her architect, John Musinski of JMA Architects, Mahwah, NJ, presented a plan to construct a second floor addition above the garage of the house after being sworn in by Chair McLaughlin. Discussion regarding the previous owner, a Reverend, and his plan to hold counseling groups resulted in no further restrictions as current owner has no use plans other than family living.

Mr. Musinski described the proposed addition: expanding family needs require more bedrooms and the plan is to add 2 bedrooms and one bathroom to the second floor, approximately 600 square feet. This would not increase the footprint of the home. No setbacks would be impacted; 14.8 feet to Lohs Place, and 19.6 feet rear yard setbacks. A copy of the plans was given to Mr. Schettino. The applicant used an online service to accomplish a larger-than-normal mailing due to the proximity of the dwelling to both Harrington Court and Brookside Village. The affidavit provided was approved. All of the Board Members present visited the site prior to the meeting. There were no members of the public present.

| Soares Roll Call Vote | | | APPROVED | | |
|------------------------------|--------|--------|-----------------|----|---------|
| | MOTION | SECOND | YES | NO | ABSTAIN |
| McLaughlin | | | X | | |
| Roth | | | X | | |
| Simpson | | | | | |
| Cho | | X | X | | |
| Brady | | | | | |
| Powers | X | | X | | |
| Martinez | | | | | |
| Rev. Peoples | | | X | | |
| Lott (alt.) | | | X | | |

After the vote, the applicants were advised by Mr. McLaughlin an objector has 45 days after the approving resolution is published to file suit and that any work done by the applicants before that time expired was at their own risk.

Resolutions adopted:

Kraus: Mr. Michael and Amanda Kraus of 60 Glen Ave. East (Block 721, Lot13) proposed addition was approved by the board.

| Kraus Roll Call Vote | | APPROVED | | | |
|-----------------------------|--------|-----------------|-----|----|---------|
| | MOTION | SECOND | YES | NO | ABSTAIN |
| McLaughlin | | | X | | |
| Roth | | | X | | |
| Simpson | | | | | |
| Cho | | X | X | | |
| Brady | | | | | |
| Powers | X | | X | | |
| Martinez | | | | | |
| Rev. Peoples | | | X | | |
| Lott (alt.) | | | X | | |

Fiore: Mr. and Mrs. Fiore of 35 Russell Place (Block 714 Lot 6) proposed front porch was approved by the board.

| Fiore Roll Call Vote | | APPROVED | | | |
|-----------------------------|--------|-----------------|-----|----|---------|
| | MOTION | SECOND | YES | NO | ABSTAIN |
| McLaughlin | | | X | | |
| Roth | | | X | | |
| Simpson | | | | | |
| Cho | | | X | | |
| Brady | | | | | |
| Powers | | | X | | |
| Martinez | | | | | |
| Rev. Peoples | X | | X | | |
| Lott (alt.) | | X | X | | |

Rutigliano: Mr. Rutigliano of 124 La Roche Ave. (Block 1317 Lot 10) proposal to place an air-conditioning unit in his side yard with a fence around it was approved by the Board. His application regarding a fence is still in progress.

Change of Procedure Discussed:

Due to some frustration expressed by some residents, a discussion was had regarding streamlining applications when possible. If the application is complete, plans made available, and the site has been marked for inspection (if necessary) prior to the meeting when an application will initially be heard, the Board Members will make every effort to be prepared with questions and concerns and possibly, although not definitely, vote on the application.

New Business

Old Business

Next Meeting August 19th, 2015

| | Roll Call Vote | | APPROVED | | |
|--------------|----------------|--------|----------|----|---------|
| | MOTION | SECOND | YES | NO | ABSTAIN |
| McLaughlin | | | X | | |
| Roth | | | X | | |
| Simpson | | | | | |
| Cho | | | X | | |
| Brady | | | | | |
| Powers | | | X | | |
| Martinez | | | | | |
| Rev. Peoples | X | | X | | |
| Lott (alt.) | | X | X | | |

Adjourned at 8:40PM