

Zoning Board of Adjustment

**May 27, 2015 MINUTES**

Meeting called to order at 8:01pm

**ROLL CALL**

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

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

**Minutes Approval:** March 25, 2015 and April 22, 2015 Meeting minutes - DEFERRED

**Invoices Approved (by unanimous vote) :**

Hakim & Assoc., Borough Planner – 106 Realty - \$1215.00  
Law Office of John L. Schettino, BOA Attorney – general services - \$200.00  
Law Office of John L. Schettino, BOA Attorney – general services - \$100.00

<b>Roll Call Vote</b>				
	MOTION	SECOND	YES	NO ABSTAIN
McLaughlin			X	
Roth				
Simpson	X		X	
Cho			X	
Brady			X	
Powers		X	X	
Martinez				
Rev. Peoples				
Lott (alt.)				

**Applications heard:**

**Petrillo-** removed their application subsequent to the meeting.

### **Kraus**

Mr. Schettino swears in Michael and Amanda Kraus of 60 Glen Ave. East (Block 721, Lot13) They presented their plans to put an addition on the left side of their home, adding a master bedroom upstairs and first floor family room. There is a fence between them and their neighbors, and the front yard zoning requires a variance.

Public comments: Mr. Peter Ardito of 57 Glen Ave. East states that he lives directly across the street from the Kraus family and has “no issue” with their plans.

Mr. McLaughlin requests the Kraus outline the perimeter of their proposal so the board members can visit the property before the next meeting on June 24<sup>th</sup>.

Exhibits:

A1- architectural plans from Daniel Dressel

A2 – photos

### **Fiore**

Ms. Simpson recuses herself as she lives near the applicant.

Mr. McLaughlin swears in Mr. Fiore

Mr. Fiore of 35 Russell Place (Block 714 Lot 6) presents his plan to construct a front porch on his home. Currently, there is a stoop in front of the front door.

The proposed porch will extend further to the side of the home, and the steps for the porch may move further toward the front yard line than the existing steps, so the applicant was requested to bring in exact dimensions of the porch, steps and proximity to front yard line, as well as staking out the perimeter of the proposed work.

No public comments.

Exhibit A.1 photos and drawings

**Rutigliano**

Mr. Rutigliano of 124 La Roche Ave. (Block 1317 Lot 10) was sworn in and then presented his plan to place an air-conditioning unit in his side yard and a five foot fence on the Lynn Street side of his property. He would enclose the A/C unit with a three foot fence and shrubs. He believes the new condenser would actually be a reduction in noise from the existing older window units currently in use.

Exhibits

A.1 plans

A.2 photo showing A/C location

A.3 photos showing location of proposed fence

No public comments.

The applicant was asked to stake out his property indicating both the size and location of the A/C unit and the fence along the side.

Motion to carry applications to next meeting:

<b>Roll Call Vote</b>					
	MOTION	SECOND	YES	NO	ABSTAIN
McLaughlin			X		
Roth					
Simpson		X	X		
Cho			X		
Brady	X		X		
Powers			X		
Martinez					
Rev. Peoples					
Lott (alt.)			X		

Motion to Adjourn

<b>Roll Call Vote</b>					
	MOTION	SECOND	YES	NO	ABSTAIN
McLaughlin			X		
Roth					
Simpson	X		X		
Cho			X		
Brady		X	X		
Powers			X		
Martinez					
Rev. Peoples					
Lott (alt.)			X		

**Next**

**Meeting July 22, 2015**

**Adjourned 8:41pm**