

**Call to Order:**

The meeting was called to order at 7:04 p.m. by Chairman Salvadori who read the following statement: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings. In addition, a separate notice for this evening’s public hearing was sent in accordance with the Open Public Meetings Act.

The Board saluted the flag.

Roll call: Present – Mr. Cossaboon, Ms. Fox, Mr. Fritz, Mr. Mercado, Mr. McLaughlin, Mr. Salvadori, Mr. Sebastian, Mr. Kozak. Absent – Mr. Rybicki, (excused), Ms. Pellegrini, (excused), Mr. Sander, (excused). Also present – Mr. Coe, Solicitor, Mr. O’Reilly, Council Liaison, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Chairman Salvadori read the following statement: “Be advised, no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m.”

Chairman Salvadori informed any members of the public present that Application #492-SP for Skydive Cross Keys has been rescheduled to the May 7, 2019 regular meeting at 7:00 p.m. and no new notice will be sent to the public since a new meeting date has been announced.

**Memorialization of Resolutions:**

1. #17-19 – App. #19-05 – Allen Montemurro – Rear Yard Variance Approved

Motion by Mr. McLaughlin, seconded by Mr. Mercado to adopt resolution #17-19. Roll call vote: Ayes – Mr. McLaughlin, Mr. Mercado, Mr. Cossaboon, Ms. Fox, Mr. Fritz, Mr. Sebastian, Mr. Kozak. Nays – Zero. Abstentions – Zero.

2. #18-19 – App. #19-04 – Stephen & Lindsay Sisko – Use Variance Approved

Motion by Ms. Fox, seconded by Mr. McLaughlin to adopt resolution #18-19. Roll call vote: Ayes – Ms. Fox, Mr. McLaughlin, Mr. Cossaboon, Mr. Fritz, Mr. Mercado, Mr. Sebastian, Mr. Kozak. Nays – Zero. Abstentions – Zero.

**Public Hearing:**

1. #19-06 – Thomas Martin – Rear Yard Variance

Present – Thomas Martin, applicant.

**Public Hearing: (continued)**

1. #19-06 – Thomas Martin (continued)

The applicant is requesting a four-foot rear yard variance in order to be allowed to extend his existing patio. The rear yard setback requirement is ten feet and if the extension is approved, he will have a setback of six feet. The property is located at 208 Huntly Lane, also known as Block 142.0101, Lot 51 in the RA Zoning District.

Mr. Thomas was sworn in by Mr. Coe. He testified that he would like to extend his existing patio four feet into the rear yard setback. Mr. Salvadori asked Mrs. Farrell if the application can be deemed complete. Mrs. Farrell replied that it could. Motion by Mr. McLaughlin, seconded by Mr. Sebastian to deem application #19-06 complete. Voice vote; all ayes, motion passed.

Mr. Thomas stated that patio will be a paver patio with two eighteen-inch high seating walls. Mr. Salvadori asked the reason for the extension. Mr. Martin replied that he needed extra room since the fireplace bumps out into the existing patio area which is narrow. After putting a table and umbrella out there wasn't much room left for seating. With the extra four feet he can have the table and chairs with additional seating on the walls. Mr. McLaughlin asked if there are any drainage issues on the property. Mr. Martin stated there is a swale that drains into the basin which is behind his house. The basin is about sixty feet from his rear yard and he does not have any drainage issues on his lot.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Mr. Coe reviewed the variance request for the Board. Motion by Mr. Mercado, seconded by Mr. Fritz to grant the rear yard variance subject to the applicant constructing the patio as indicated on the plan of survey, he must obtain all necessary permits, and the applicant must maintain his escrow account. It was also noted that the applicant has received a conditional approval from the HOA contingent on Township approval. Mr. Sebastian asked if with the addition of the extended patio the applicant is exceeding the percentage of lot coverage. Mrs. Farrell replied that the Zoning Officer's paperwork did not indicate the applicant would exceed the impervious coverage it only stated he needed a rear yard setback variance. The Zoning Board office can only go by what the Zoning Officer determines is needed. Roll call vote: Ayes – Mr. Mercado, Mr. Fritz, Mr. Cossaboon, Ms. Fox, Mr. McLaughlin, Mr. Sebastian, Mr. Salvadori. Nays – Zero. Abstentions – Zero.

**Public Portion:**

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

**Reports:**

1. Mrs. Farrell reminded the Board of the joint meeting on Thursday, April 25<sup>th</sup> at 7:00 p.m. in the courtroom. She will provide the information to the Board in the DROPBOX. Mr. O'Reilly commented that Mr. Marino, the Chairman of the Ordinance Committee, is expected to be in attendance as well.

2. Mrs. Farrell reminded the Board members that their Financial Disclosure Statements should be completed by April 30<sup>th</sup>.

3. Mr. Coe informed the Board that he has reached out to Mr. Trimble and Mr. Cappelli with regard to the Kanady matter and he is awaiting their response to him since that matter was before the Board prior to his appointment. He will report back to the Board as soon as he gathers the necessary information.

**Approval of Minutes:**

1. 4/2/19 regular meeting.

Motion by Mr. Fritz, seconded by Mr. Cossaboon to approve the minutes from the April 2, 2019 regular meeting. Voice vote; all ayes, motion passed.

**Adjournment:**

The meeting was adjourned at 7:21 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings.

Respectfully submitted by: Ninette Orbaczewski, Clerk Transcriber