

**Call to Order:**

The meeting was called to order at 7:15 p.m. by Vice Chairman McLaughlin who read the following statements: “Notice of this meeting was given as required by the Open Public Meetings Act in the Annual Notice of Meetings on January 9, 2019. In addition, a separate notice for this evening’s public hearing was sent in writing to the newspaper. 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.”.

The Board saluted the flag.

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

Mr. McLaughlin announced to members of the public that application #19-11 for Courtney Skversky was postponed until the July 16, 2019 regular meeting at 7:00 p.m. No new notice will be sent to the newspaper or the public.

**Memorialization of Resolutions:**

1. #26-19 – App.#19-09 – Frank Bialowas – Use Variance Approved

Motion by Mr. Fritz, seconded by Ms. Fox to adopt resolution #26-19. Roll call vote: Ayes – Mr. Fritz, Ms. Fox, Mr. Cossaboon, Mr. Mercado, Mr. Sebastian, Mr. McLaughlin. Nays – Zero. Abstentions – Zero.

**Public Hearings:**

1. #19-10 – Thomas & Courtney Jordan – Rear Yard Variance

Present – Thomas Jordan, applicant.

The applicant is proposing to replace his existing deck with a 16’ x 32’ deck at the rear of their home. He is requesting a rear yard variance where twenty-five feet is required and the applicant is proposing ten feet. The property is located at 360 Staggebush Road, also known as Block 103.0101, Lot 61 in the RG-PR Zoning District.

**Public Hearings: (continued)**

1. #19-10 – Thomas & Courtney Jordan (continued)

Mr. Jordan was sworn in by Mr. Coe. He testified that he would like to replace his existing deck, which is smaller, with a larger 16' x 32' deck, which requires him to request a rear yard variance. Mr. Sebastian commented that he can tell from the survey that the property slopes down. Mr. Jordan stated that it does slope down and that they are looking to have a larger deck area for that reason. Mr. Sebastian asked if the new deck will be the same height as the old deck. Mr. Jordan replied that it will be the same height as the old deck. The steps will go down one side and not out the end of the deck so it will not encroach any further into the rear yard setback than proposed.

Mr. McLaughlin asked if the application can be deemed complete. Mrs. Farrell replied that the application can be deemed complete. Motion by Mr. Fritz, seconded by Mr. Cossaboon to deem application #19-10 complete. Voice vote; all ayes, motion passed. Mr. Coe asked what is behind the applicant's property. Mr. Jordan replied that there is an open field behind them and wetlands. He also asked why the applicant is requesting to have a larger deck. Mr. Jordan replied that they would like a larger deck in order to enjoy more of their backyard and entertain family and friends.

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

Mr. Fritz asked if the applicant had any intention of enclosing the deck. Mr. Jordan replied that they are not going to enclose the deck. Mr. Coe reviewed the application for the Board. Motion by Ms. Fox, seconded by Mr. Cossaboon to grant the rear yard variance of fifteen feet and allow a rear yard setback of ten feet subject to the condition that the applicant does not enclose the deck, obtains all necessary permits, and maintains the escrow account. Roll call vote: Ayes – Ms. Fox, Mr. Cossaboon, Mr. Fritz, Mr. Mercado, Mr. Sebastian, Mr. Kozak, Mr. McLaughlin. 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. Mr. Coe reported to the Board on the email he received concerning the Kanady issue. He stated that the Board received a response back from the Zoning Officer which noted the various issues that exist on the site. An email was directed to him indicating the matter was now in the hands of the Zoning Board. Mr. Coe stated he sent back a response to explain that the Zoning Board is a quasi-judicial body and that under the MLUL any enforcement falls under the Zoning Officer and Municipal Attorney and is not the jurisdiction of the Zoning Board.

**Approval of Minutes:**

1. 6/18/19 regular meeting.

Motion by Mr. Mercado, seconded by Mr. Fritz to approve the minutes from the June 18, 2019 regular meeting. Voice vote; all ayes, motion passed.

**Adjournment:**

The meeting was adjourned at 7:25 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