

Call to Order:

The Zoning Board of Adjustment meeting was called to order at 6:30 p.m. on March 30, 2023 by Chairman Cummiskey who read the following statement, “Notice of this meeting was given as required on March 13, 2023 and a copy was posted on the 2nd floor bulletin board in Town Hall and also posted on the Township’s website. 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; Mr. Carino, Mr. Colavita, Mr. Cummiskey, Mr. Kerr, Mr. Kozak, Mr. Powers, Mr. Salvadori, Mr. Fiore, Solicitor, Mr. Heverly, Council Liaison. Also present; Ms. Orbaczewski, Secretary, Ms. Gallagher, Clerk Transcriber. Excused; Mr. Rice, Mr. Seidenberg. Mr. Kernan, Planner, Mr. Sander, Engineer.

Memorialization of Resolutions:

1. Res. #22-2023 - #23-09 – Frank & Kathleen Polisano – Rear Yard and Lot Coverage

Motion to approve by Mr. Colavita, seconded by Mr. Carino. Voice vote; All ayes. Motion passed.

2. Res. #23-2023 - #23-10 – Adam Warburton – Lot Coverage Variance Approved

Motion to approve by Mr. Colavita, seconded by Mr. Carino. Voice vote; All ayes. Motion passed.

3. Res. #24-2023 - #23-11 – Bryan & Leanne Meinel – Side Yard Variance Approved

Motion to approve by Mr. Colavita, seconded by Mr. Carino. Voice vote; All ayes. Motion passed.

Administrative Amendment for Board Action:

1. #22-18 – Kathryn Maycock – Amended Use Variance Approved

The applicant is requesting to amend her plan for an addition onto Building D by adding 52.4 square feet which makes the addition a total of 221.4 square feet where 169 square feet was approved. The property is located at 117 Washington Avenue, also known as Block 3202, Lot 16 in the RG-C Zoning District.

Kathryn Maycock was sworn in by Mr. Fiore. Ms. Maycock stated they are requesting to amend their previous plan which will give them more room for the interior. She explained that they want to square off that corner of the building, instead of the previous plan that included an indent to the building.

Motion to approve and memorialize the resolution by Mr. Colavita, seconded by Mr. Powers. Roll call vote; Ayes- Mr. Colavita, Mr. Powers, Mr. Carino, Mr. Kerr, Mr. Kozak, Mr. Salvadori, Mr. Cummiskey. Nays- Zero. Abstentions- Zero.

Public Hearing:

1. #23-12 – Lizzette Garcia

The applicant is requesting a right-of-way variance to allow 4 feet where 35 feet is required for the installation of an above ground swimming pool, 24' round, on a corner lot. The applicant is also requesting a rear yard variance to allow 22.61 feet where 37.5 feet is required for the construction of a deck, along with any other variances or waivers deemed necessary by the Board. The property is located at 22 Gilbert Court, also known as Block 2105, Lot 17 in the R-2 Zoning District.

Motion passed to deem the application complete. Lizzette Garcia was sworn in by Mr. Fiore. Ms. Garcia stated they would like to put in a 24' above-ground pool. She stated they live in a corner house so there is not the correct distance necessary. Mr. Fiore reviewed what the application is requesting a right-of-way variance to install the pool, as well as a rear yard variance to build a deck. Mr. Kozak asked if the 6-foot vinyl fence went around the whole property. Ms. Garcia replied, yes. Mr. Fiore asked if there were currently any drainage problems on their lawn. Ms. Garcia replied, no. Mr. Cummiskey commented that they couldn't place it further because of the existing paver walkway. Ms. Garcia agreed.

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

Mr. Fiore reviewed the application for the Board.

Motion to approve by Mr. Powers, seconded by Mr. Carino. Roll call vote; Ayes- Mr. Powers, Mr. Carino, Mr. Colavita, Mr. Kerr, Mr. Kozak, Mr. Salvadori, Mr. Cummiskey. 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:

Mr. Fiore spoke on the Angelina litigation. He stated the attorney never actually requested the transcript from the Board. He will keep everyone posted.

Minutes:

Motion passed to approve meeting minutes from March 15, 2023 special meeting and March 16, 2023 regular meeting.

Adjournment:

Motion passed to adjourn the meeting at 6:42 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: Amy Gallagher, Clerk Transcriber