

Unified Planning/Zoning Board of Adjustments Meeting
May 2, 2011

The meeting was called to order by chairman, Ken Cassidy, and the pledge of allegiance was recited.

Roll call was taken with the following members present: Mr. Buccellato, Mr. Butler, Mr. Cassidy, Mr. Gallego, Mr. Lopez, Mr. McKenna, Mr. Montfort, Mr. Urciuoli and Ms. Malanga. Absent was: Mr. Saporito.

The first application was Emlerich LLC 126 Main St Block 24, Lots 3,4,6,6.07,7-9
Mr. Alfieri, the applicant's attorney, said he would like to carry the application due to the fact that he is waiting on the plan revisions. The architect will have the re-design ready in about 2 weeks. They would like to carry it to July 6, 2011 with extension of time granted and they will re-notice. Mr. Montfort made the motion and Mr. McKenna second. The board voted with all members in favor.

The second application was Mr. White 280 Harding Blvd Block 78, Lot 2
Mr. White was sworn in. Mr. Hadderer, the board engineer, was sworn in. The notices were approved. The survey and sketch were marked for exhibit. The applicant would like to add an extra bathroom (6 X 16). He will need a variance for the setback as it is 23.33' and should be 25'. There is a lot coverage variance needed as well.
The board had a discussion with the applicant if perhaps other options were explored to make these changes and the applicant said this was really the only option for the property that would work.
Mr. Hadderer asked if the applicant anticipated any drainage problems and he said no. Mr. Hadderer then stated to the board that the shed on the property was pre-existing and therefore it was in compliance.
Mr. McKenna made a motion to approve the application with the variances and Mr. Buccellato second. The board voted with all members in favor except Mr. Montfort and Mr. Gallego who both voted no.

Resolutions:

Rahman Resolution: Mr. McKenna made a motion to approve and Mr. Urciuoli second. The following roll call vote was taken: Mr. Butler-yes, Mr. Gallego-yes, Mr. McKenna-yes, Mr. Urciuoli-yes and Ms. Malanga-yes.

McLean Resolution: Mr. Butler made a motion to approve and Mr. Cassidy second. The following roll call vote was taken: Mr. Butler-yes, Mr. Gallego-yes, Mr. Cassidy-yes, Mr. McKenna-yes, Mr. Urciuoli-yes and Ms. Malanga-yes.

Thermal Air Resolution: Mr. Butler made a motion to approve and Mr. Gallego second. The following roll call vote was taken: Mr. Butler-yes, Mr. Gallego-yes, Mr. Cassidy-yes, Mr. McKenna-yes, Mr. Urciuoli-yes and Ms. Malanga-yes.

The third application was Mr. Bezrodny 46 Ravine Dr Block 82, Lot 13.01

Mr. Bezrodny was previously sworn in. The site plan and survey were marked for exhibit, as well as photos. This is a 2-story house now with an apartment at the bottom, but it is in bad shape. The applicant wants to increase the living area by adding 2 stories where the garage is, which is also in bad shape. He wants to change the apartment part of it. There is one kitchen in the house and the apartment at the bottom does not have separate utilities.

Board questions:

Mr. Montfort asked if an engineer looked at the foundation because this is a big extension on such a steep slope and the applicant said not yet but that there is construction going on there now.

Mr. Urciuoli asked if there was a retaining wall below the apartment and the applicant said yes but it will be redone.

Mr. Montfort asked if a lot of the existing weight was on this slope and the applicant said only the apartment room would really be involved with the slope.

Mr. Montfort said variances are needed on both sides as none were pre-existing and now they are building out with the construction, not just the decks. He stated the lot coverage also says 26% and it seems on the plan to be more than that.

Mr. Hadderer said he had not verified that these plans were revised in between when the other plans were reviewed.

Mr. Buccellato asked if the board would like to do a site visit to be clearer on exactly what this property looks like.

Mr. Gallego said he would also like the board engineer to review the plans.

Mr. Irene said the board should view the site and then if the architect is needed to come to the next meeting to answer any questions, they can request that.

Mr. Cassidy asked when the board would like to visit the site and Mr. Irene reminded the board that if there was a quorum of board members, they would need to do an open public meetings act notice.

Mr. Cassidy said it would be easier to make one date and send the notice then to try and get two or more dates and the board suggested May 26, 2011 at 7pm.

Mr. Montfort made a motion to visit the site on that date and Mr. Butler second. The board voted with all members in favor.

Mr. Hadderer said he would go to the site on May 18, 2011 to make a new engineering report. These two dates were agreed upon with the applicant.

Mr. Montfort made a motion to carry the application to the June 1, 2011 meeting due to the scheduled visit and Mr. Urciuoli second. The board voted with all members in favor. There is no need to re-notice and the board was granted an extension of time.

Mr. Lopez made a motion to approve the April 4, 2011 meeting minutes with 2 changes and Mr. Gallego second. The board voted with all eligible members in favor.

Other Business:

The T & M letter regarding professional services was given to the attorney for review.

Mr. Irene said that in regards to the Geiring application; there is a revised plan and it seems to be going back and forth. There is a pre-trial conference scheduled for next week and he will report back to the board at the next meeting.

Mr. Montfort announced that there will be a performance at the community center on May 21, 2011 in honor of Matawan's birthday featuring Phillip Freneau and the public is invited.

Mr. Buccellato made a motion to adjourn the meeting and Mr. Cassidy second. The board voted with all members in favor.

The meeting was adjourned at 9:00 pm

Respectfully submitted,

Diane Cannon
Board Recording Secretary