

Unified Planning/Zoning Board of Adjustments Meeting
June 1, 2009

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

Roll call was taken with the following board members present: Mr. Buccellato, Mr. Cassidy, Mr. Dolan, Mr. Montfort, Mr. Shea, Mr. McKenna and Mr. Gallego. The alternate that was present was: Ms. Malanga.

Mr. Montfort made a motion to approve the minutes of the May 4, 2009 meeting with two corrections and Mr. Cassidy second. The board voted with all members in favor, and Mr. Buccellato abstaining.

The first application was Mr. and Mrs. Murphy 13 Lakeside Drive Block 115, Lot 30
Mr. Irene stated the applicant requested to be carried over to the July meeting due to their architectural plans not being completed. Mr. Buccellato made a motion to carry the application to the July 6, 2009 meeting without re-notice and time extension granted to the board and Mr. Montfort second. The board voted with all members in favor. Mr. Irene told any interested parties that were present that the application would be carried over and there would be no new notices unless there were additional variances that were needed.

The second application was ESK Builders Block 113, Lot 1

There were questions on the plan being changed in regards to fencing and signage. Mr. Irene stated that usually the process is that the applicant sends a letter of what is requested and the engineer does a review and they notice and come before the board. Mr. Venezia, the board engineer, stated that the applicant wants to amend the fence on the property line and the interior fence around the playground. Mr. Irene said the board needs to see the plans but so far the board has only received a letter of what the applicant wants. Mr. Montfort agreed and added that there is a day care facility there as well and there may be additional state requirements so the board should have the engineer review any changes. The board engineer said they also may need a variance for the height on the fence.

Mr. Steve Condas, the owner, said that he wanted to show the board the fence but Mr. Cassidy told him if there were variances needed then the neighbors would have to be noticed before the board could review it.

Mr. Irene stated the best thing to do would be to apply for the variances with the plan and then the board could review it and see if it was just an administrative issue or if the applicant should notice and come before the board. Mr. Venezia said he would research the issue and report to the board and then the governing body could decide.

The third application was Mr. and Mrs. Clare 155 Broad Street Block 33, Lot 4.01

Mr. Soriano is the applicant's attorney. Mr. Irene told Mr. Soriano that the notices were not detailed enough and he suggested redoing the notices. Mr. Soriano agreed and said they would re-notice and would like to carry over until the July 6, 2009 meeting. Mr.

Cassidy made a motion to carry over until the July 6, 2009 meeting with extension of time granted to the board and re-notice and Mr. Montfort second. The board voted with all members in favor.

Other business

Wireless Communication Application- Mr. Cassidy polled the members to see who would be available for a special meeting for this application on June 15, 2009. He asked Mr. Irene who would notice for this applicant and Mr. Irene stated that it is always the applicant's responsibility. The meeting will be held June 15, 2009 at 7:30 pm.

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

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Diane Cannon
Board Recording Secretary