

Unified Planning/Zoning Board of Adjustments Meeting  
June 7, 2010

The meeting was called to order by vice-chairman, John McKenna, and the pledge of allegiance was recited.

Roll call was taken with the following members present: Mr. Dolan, Mr. Gallego, Mr. McKenna, Mr., Montfort, Mr. Saporito, and Mr. Shea. Absent were: Mr. Buccellato, Mr. Cassidy, Mr. Mendes, and Ms. Malanga.

Mr. Montfort made a motion to approve the minutes from the May 3, 2010 meeting and Mr. Dolan second. The board voted with all members in favor.

The first application was Emlerich LLC 126 Main Street Block 24 Lots 3,4,6,6.07,7-9  
Mr. Alfieri is the attorney for the applicant. He has requested that it be carried over until the August meeting as the plans for the board members were delivered late and they have not had a chance to review them. They are seeking D variance and site plan approval. The notices were reviewed and approved. Mr. Montfort made a motion to carry the application with no need to re-notice and a stipulation for time granted and Mr. Shea second. The board voted with all members in favor.

Resolutions

Dudas Resolution: Mr. Montfort made a motion to approve the resolution and Mr. Dolan second. The following roll call vote was taken: Mr. Dolan-yes, Mr. Gallego-yes, Mr. McKenna-yes, Mr. Montfort-yes and Mr. Shea-yes.

Laurdan Resolution: Mr. Dolan made a motion to approve the resolution and Mr. Shea second. The following roll call vote was taken: Mr. Dolan-yes, Mr. McKenna-yes and Mr. Shea-yes.

Murphy Resolution: Mr. Montfort made a motion to void the original resolution and Mr. Dolan second. The following roll call vote was taken: Mr. Dolan-yes, Mr. Gallego-yes and Mr. Montfort-yes.

Other Business:

Murphy application: Ms. Cannon was asked to get a list to the Borough Clerk of all the meetings that this application was before the board and the members that were in attendance.

Review of Ordinances:

- Abandon Vehicles- this does not apply to the planning board.
- Riparian Zone-is to be carried to the July meeting.

- R100 Zone- Mr. Montfort made a motion to adopt the ordinance and Mr. Shea second. The board voted with all members in favor.
- Definition of Lot Coverage- Mr. Montfort made a motion to not recommend this ordinance on the definition of lot coverage and Mr. Shea second. The board voted with all members in favor.
- Habitat for Humanity- Mr. Montfort made a motion that they submit an application for modification of the plan for the shared driveway and that there be notices sent for the hearing and Mr. Dolan second. The board voted with all members in favor.
- Master Plan Re-eval- Mr. Irene advised the board that this usually happens every 6 years and it is time to have it done.

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

The meeting was adjourned at 8:30 pm

Respectfully submitted,

Diane Cannon  
Board Recording Secretary