

Unified Planning/Zoning Board of Adjustments Meeting
March 7, 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. Cassidy, Mr. Gallego, Mr. Montfort, Mr. McKenna, Mr. Saporito, Mr. Lopez and Ms. Malanga. Mr. Butler was the only member absent.

The first application was Rahman 131 Main Street Block 9, Lot 27

Mr. Rahman stated his planner was not available tonight and he would like to have his application carried over to the April 4, 2011 meeting. There would be extension of time granted and no need to re-notice. Mr. Montfort made a motion to carry the application and Mr. Gallego second. The board voted with all members in favor.

The second application was Grippi 68 Wyckoff Street Block 29, Lots 21.01 & 21.02

Mr. Gemma is the applicant's attorney. He went on to explain that after researching the matter it was discovered that this application for a minor sub-division was already approved on June 19, 2006. The permanent extension act would have allowed this approval to carry over had it been approved after July 1, 2006. However since that is not the case, he is asking the board to re-approve the application from 2006 by the resolution that was written then. Mr. Irene told the board that the attorney at the time had not perfected the lien within 180 days so that is why the applicant is here tonight. He explained that the conditions of the resolution would all remain the same. Mr. Gemma said his client would also follow up with any other details within the resolution. He stated that the property and property lines have not changed, the zoning and use have stayed the same, and that nothing on this property has changed since 2006. Mr. Montfort made a motion to extend the time to get the lien perfected from the 2006 resolution and Mr. McKenna second. The board voted with all members in favor.

The third application was Emlerich LLC 126 Main Street Block 24, Lots 3,4,6,07, 7-9

Mr. Alfieri is the applicant's attorney. He stated that the applicant's architect is not available tonight. He said they wanted to show the board the revisions to the plan. They are removing the 4th floor and the architect wanted to explain what that involves and show the formal plan along with the renderings. His client would like 60-90 days to get this plan drawn up and take care of all of the boards follow ups from the previous meetings. Then they would propose to have a public hearing for questions. They would re-notice because of the time extension and they would grant the board the extended time. Mr. Buccellato said they should do it in 60 days, not 90 and Mr. Alfieri said he agreed

that would be fine. He said the traffic report will be the same, the architect has these changes and the engineer and the planner will have changes as well. Mr. Montfort made a motion to carry the application to the May 2, 2011 meeting with re-notice and time granted and Mr. McKenna second. The board voted with all eligible members in favor.

Other Business

Mr. McKenna made a motion to approve the February 7, 2011 meeting minutes and Mr. Lopez second. The board voted with all eligible members in favor and Mr. Cassidy abstaining as he did not have the time to read them.

Mr. Cassidy announced that Mr. Dolan had moved out of town and was no longer on the planning board.

Mr. Irene told the board that he had sent a letter to the Murphys letting them know that their escrow money was deficient and that if they did not make their account current with the Borough they could have all their approvals revoked. The board has received a copy of the letter.

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

The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Diane Cannon
Board Recording Secretary