

**ZONING BOARD OF ADJUSTMENT
MEETING OCTOBER 21, 2015**

The caucus meeting began at 7:00 P.M. and the meeting began at 7:30 P.M.

Members present were:

George LoBiondo
Robert Ortega
James Kubiak
Andrew Fabbri
Vandy Colter

Members absent were: Elaine Greenberg, Ryan Flaim, William Gruccio

Others Present were: Solicitor Frank DiDomenico, Secretary Yasmin Ricketts, Zoning Officer Patrick Finley, and Principal Planner Stephen Hawk.

The Chairman entertained a motion to approve the minutes from the September 16, 2015 meeting.

Roll call:

Mr. Fabbri: Yes
Dr. Colter: Yes
Mr. Kubiak: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the September 16, 2015 meeting.

Roll call:

Mr. Fabbri: Yes
Dr. Colter: Yes
Mr. Kubiak: Yes
Mr. Ortega: Yes
Mr. LoBiondo: Yes

Mr. DiDomenico went over the revisions to the agenda for the evening.

Applicant- **Assured Property Solutions, LLC**-555 N. West Avenue, Block 2224, Lot 11, Zone R-2.

Applicant was represented by Michael Fralinger, Esq. The applicant will like to construct a single family dwelling with a front yard setback of 14.33'. The lot is a pre-existing non-conforming lot. It is a corner lot with 50' of frontage along North West Avenue. The zone permits a corner lot to be 12,100 square feet and this lot has 10,000 square feet. It is slightly undersized. There are two front yard requirements and two side yard requirements. The front yard requirement is 30' and the lot will have 14.3'. He represented the tax map and explained that this lot is the only lot that is not developed. The developed lots all have similar setbacks. This meets the positive criteria for C-1 and C-2. C-1 hardship variance is due to the size of the lot. C-2 positive criteria is that it is a fully developed area. There are other houses similarly constructed in that area. The house will have a 25' setback to the road. There is no substantial detriment to the public good.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Ortega: Yes

Mr. Kubiak: Yes

Dr. Colter: Yes

Mr. Fabbri: Yes

Mr. LoBiondo: Yes

Mr. Fabbri made a motion to approve the application.

Roll call:

Mr. Ortega: Yes

Mr. Kubiak: Yes

Mr. Fabbri: Yes

Dr. Colter: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **Joseph Cugino**-700 S. Mill Road, Block 3402, Lot 42, Zones R-3/I-4.

The applicant testified on his own behalf. He is requesting to construct an oversized pole barn of 1,200 square feet to replace an existing garage of 2,100 square feet. The application indicated that the proposed pole barn will replace a 4,800 square foot chicken coop which was demolished earlier in the year. Once the pole barn is constructed, the remaining 2,100 square foot chicken coop will be demolished. The pole barn will be for storage of his personal items and there will be no commercial use. The height will be 15' or less. The remaining coop will be demolished by December 31, 2017. The lot is 7.71 acres and all the proposed improvements are in the residential zone.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Kubiak: Yes

Dr. Colter: Yes

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. Kubiak: Yes

Dr. Colter: Yes

Mr. LoBiondo: Yes

Application was approved.

Chairman made a motion to adjourn.

Roll call:

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. Kubiak: Yes

Dr. Colter: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 7:50 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment