

**ZONING BOARD OF ADJUSTMENT
MEETING JUNE 17, 2015**

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

Members present were:

George LoBiondo
William Guccio
Robert Ortega
Joseph Stefano
Ryan Flaim
Andrew Fabbri
James Kubiak

Members absent were: Elaine Greenberg

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

The Chairman entertained a motion to approve the minutes from the May 20, 2015 meeting.

Roll call:

Mr. Guccio: Yes
Mr. Fabbri: Abstain
Mr. Kubiak: Yes
Mr. Ortega: Yes
Mr. Flaim: Abstain
Mr. Stefano: Yes
Mr. LoBiondo: Yes

The Chairman entertained a motion to approve the resolutions from the May 20, 2015 meeting.

Roll call:

Mr. Guccio: Yes
Mr. Fabbri: Abstain
Mr. Kubiak: Yes
Mr. Ortega: Yes
Mr. Flaim: Abstain
Mr. Stefano: Yes
Mr. LoBiondo: Yes

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

Applicant- **Melvin Torres**-1050 New Pear Street, Block 3104, Lot 28, Zone R-2.

Mr. Melvin Torres and Ms. Tiffany Robinson testified on their own behalf. The property has a single family home, detached garage, and a shed. The detached garage will be used as a recreational building and storage for the single family home. The garage will never be used as a dwelling. The shed will also be used as storage for the single family home.

Mr. Finley stated that the garage was used as a rental unit prior to the applicant purchasing the property. That rental unit is no longer in use.

The applicant needs a variance for an oversized shed of 233 square feet whereas a maximum 200 square feet is permitted. A side yard setback for the yard shed of 5' whereas a minimum of 6' is required. The use of the detached garage for recreational use accessory to the single family dwelling.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Gruccio: Yes

Mr. Kubiak: Yes

Mr. Flaim: Yes

Mr. Stefano: Yes

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. LoBiondo: Yes

Mr. Gruccio made a motion to approve the application.

Roll call:

Mr. Kubiak: Yes

Mr. Flaim: Yes

Mr. Stefano: Yes

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. Gruccio: Yes

Mr. LoBiondo: Yes

Application was approved.

Applicant- **Reinaldo Soto**-719 Mildred Lane, Block 7107, Lot 3, Zone R-5.

Mr. Reinaldo Soto testified on his own behalf. He is proposing to construct a 14' x 20' addition to the single family home and a 12' x 14' deck. The proposed addition requires a side yard setback of 23' whereas as 35' is required. A front yard setback of 29' from Mildred Lane whereas a minimum of 60' is required. There is a pre-existing set back of 23' from Mildred Lane for the porch that was approved by variance. The attached 12' x 14' deck will be at the rear of the dwelling. The proposed deck will have a 38' rear yard setback whereas 50' is required.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Flaim: Yes

Mr. Stefano: Yes

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. Gruccio: Yes

Mr. Kubiak: Yes

Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Stefano: Yes

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. Guccio: Yes

Mr. Kubiak: Yes

Mr. Flaim: Yes

Mr. LoBiondo: Yes

Application was approved.

Chairman made a motion to adjourn.

Roll call:

Mr. Stefano: Yes

Mr. Fabbri: Yes

Mr. Ortega: Yes

Mr. Guccio: Yes

Mr. Kubiak: Yes

Mr. Flaim: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 7:45 PM

Yasmin Ricketts, Secretary

Zoning Board of Adjustment