

**ZONING BOARD OF ADJUSTMENT
MEETING MARCH 15, 2017**

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

Members present were:

George LoBiondo
Joseph Stefano
Andrew Fabbri
Robert Ortega
Ryan Flaim
Alexis Cartagena

Members absent were: William Guccio, Elaine Greenberg

Others Present were: Solicitor Frank DiDomenico, Secretary Yasmin Ricketts, Zoning Officer Patrick Finley, Supervising Planner Kathleen Hicks.

The Chairman entertained a motion to approve the minutes from the February 15, 2017 meeting.

Roll call:

Mr. Ortega: Yes
Mr. Flaim: Yes
Mr. Fabbri: Yes
Mr. Stefano: Yes
Ms. Cartagena: Yes
Mr. LoBiondo: Yes

Applicant- **Joseph P. Cascia** -1135 E. Park Ave, Block 3105, Lot 9, Lot R-3.

The applicant testified on his own behalf. The applicant is proposing to construct a 1200 square foot oversized detached garage to use for personal storage. The maximum size for a detached garage is 600 square feet so a bulk variance is required. He is cleaning up his yard and the primary use of the garage would be for the storage of his 36' camper trailer. The detached garage will also be used to store his 16' boat on a trailer, his wife's car, lawnmowers and yard equipment. He will be removing a 540 square foot detached shed and a 240 square foot carport. There will not be any business or commercial uses on the property.

Dustin Vena, neighbor, testified that he received written notice of the application. He has no objections to the proposed garage.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Ortega: Yes
Mr. Flaim: Yes
Mr. Stefano: Yes
Mr. Fabbri: Yes
Ms. Cartagena: Yes
Mr. LoBiondo: Yes

Mr. Ortega made a motion to approve the application.

Roll call:

Mr. Flaim: Yes
Mr. Stefano: Yes
Mr. Fabbri: Yes
Mr. Ortega: Yes
Ms. Cartagena: Yes
Mr. LoBiondo: Yes

Application granted.

Applicant- **Anthony Battistini** -3020 Cornucopia Avenue, Block 7302, Lot 19, Lot W-6.

The applicant testified on his own behalf. The applicant is proposing the construction of a 2400 square foot oversized garage to use for personal storage. The maximum size permitted is 900 square feet. He is cleaning his yard by storing barn tractors, trucks, and other equipment currently being stored outdoors. He will demolish a shed and a carport measuring 336 square feet. The proposed structure will be 120' behind the house. He will not use the building for commercial or business purposes.

Mr. Ortega asked the applicant if he was willing to decrease the size of the garage.

Mr. Battistini stated that the proposed size was suitable for his exact needs.

Ms. Hicks explained that the applicant would be demolishing 960 square feet of sheds. The garage would be set back approximately 250' from Cornucopia Avenue.

Chairman made a motion to close the public hearing.

Roll call:

Mr. Stefano: Yes
Mr. Fabbri: Yes
Mr. Ortega: Yes
Mr. Flaim: Yes
Ms. Cartagena: Yes
Mr. LoBiondo: Yes

Mr. Flaim made a motion to approve the application.

Roll call:

Mr. Fabbri: Yes
Mr. Ortega: No
Mr. Flaim: Yes
Mr. Stefano: No
Ms. Cartagena: Yes
Mr. LoBiondo: Yes

Application granted.

Chairperson made a motion to adjourn.

Roll call:

Mr. Flaim: Yes
Mr. Stefano: Yes
Mr. Fabbri: Yes
Mr. Ortega: Yes
Ms. Cartagena: Yes

Mr. LoBiondo: Yes

Meeting adjourned at 8:01 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment