

CALL TO ORDER:

The meeting was called to order at 7:30 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Robin Malley, Chairwoman	Present
Barbara Bushell	Present
Dianna Cereijo	Present
Sanjeev Dhawan, Vice Chairman	Arrived at 7:40pm
Christina Hembree	Present
Michael Kaufman	Present
Philip Maniscalco	Present
Gary Menze	Present
Lynda Picinic	Present
S. Robert Princiotta, Esq.	Present
Anthony Kurus for Evan Jacobs, Engineer	Present
Dijia Chen for Elizabeth Leheny, Planner	Present
Meg Smith, Secretary	Present

APPROVAL OF MINUTES:

The minutes of the November 23, 2021 meeting were approved on a motion from Ms. Hembree seconded by Mr. Maniscalco. Chairwoman Malley and Ms. Bushell abstained from this vote due to absence at the November 23rd meeting. All other Board members voted in favor of approval.

RESOLUTIONS OF APPROVAL

William Pulzello

Block: 104 Lot: 3

4 Andrea Court

R-30

Requesting variances for an existing in ground pool and patio.

Ms. Hembree made a motion to approve the resolution and this motion was seconded by Ms. Bushell. Chairwoman Malley and Ms. Bushell abstained from this vote due to absence at the November 23rd meeting. On a roll call vote, all other Board members voted in favor of approving the resolution.

APPLICATIONS (New)

Lelevani & Kristina Baratelli

Block: 907 Lot: 2.03

4 Knollwood Road

R-30

Requesting a variance for an inground pool which requests Maximum Total Coverage of 31.8% where 30% is required. Received 9/1/21; Deemed administratively complete on 9/7/21; Deemed complete by Borough Engineer on 10/14/21.

Mr. Princiotta confirmed that proof of Notice and Publication for this application was provided.

Mr. Molinelli, attorney for the applicant, stated that this is an application for an inground pool with patio and equipment. Mr. Molinelli stated that this project meets all setbacks but is requesting total property coverage of 31.8% where 30% is allowed. Mr. Molinelli stated that

this 1.8% overage represents 565 sq. ft.

Mr. Molinelli stated that the applicant received the Neglia Engineering review letter dated 11/1/21 and will comply with all requirements.

Mr. Molinelli detailed the project as follows:

Pool is 20 ft by 40 ft with accessories totaling 1,285 sq. ft.

Patio is 6371 sq. ft.

Pad is 30 sq. ft.

This totals 1,686 sq. ft.

Mr. Molinelli stated that this pool includes a water feature as part of the pool. Mr. Molinelli shared his screen and showed photos of this water feature with fire pit.

Mr. Baratelli was sworn in and stated that he has lived at this property since 2015. Mr. Baratelli has already done a significant amount of new landscaping and the property has an existing pergola. Mr. Baratelli stated that this rear yard is relatively flat except by the retaining wall on the side of the property.

Mr. Molinelli shared his screen and showed several photos of the existing rear yard.

Mr. Molinelli stated that there will be no tree removal with this project but that the red maple tree will need to be moved back by 3 to 5 feet. Mr. Molinelli also stated that the owner will be adding a drainage system and French drains around the pool to collect any water runoff.

Mr. Princiotto asked who the pool contractor would be.

Mr. Baratelli stated that the contractor would be Caribbean Blue.

Ms. Bushell questioned whether this would be a chlorine or salt water pool.

Mr. Baratelli stated that this would be a salt water pool.

Mr. Maniscalco questioned if the fence would need to be modified to comply.

Mr. Baratelli stated that the pool company has advised that the pool gate would need to be modified to comply.

Ms. Malley questioned if Mr. Baratelli had an intention to expand.

Mr. Baratelli stated that he needed the grassy area for his children to play and had no intention of expanding the pool to the grassy area.

Mr. Kurus, Board Engineer, stated that a Soil Movement application will need to be submitted and approved and that perc tests will need to be performed.

The meeting was opened to the public with a motion from Mr. Kaufman, seconded by Ms. Hembree.

The phone number was provided to the public to call in with any questions or concerns regarding this application. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

Mr. Robert Wolpov, adjoining neighbor, questioned the seepage pit being near his property.

Mr. Kurus stated that there should be no concern as it is not close to the building or the basement.

Mr. Wolpov stated that he had no concern with this request for variance as the property is heavily landscaped.

The meeting was closed to the public with a motion by Mr. Maniscalco, seconded by Ms. Bushell.

Mr. Molinelli stated that the applicant's engineer, Kirsten Osterkorn, was in another meeting but could be contacted if necessary for any questions from the Board.

A motion was made by Mr. Kaufman to approve this application and was seconded by Mr. Maniscalco. On a roll call vote, all board members present were in favor of the motion.

Mr. Princiotto stated that the applicant must make sure that all inspections are completed and also advised that a Final As-Built survey would need to be provided before the permit could be closed.

APPLICATIONS (New)

216 Broadway, LLC

Block: 2602 Lot: 11

216 Broadway

R-15

Requesting variances for 1) A Use variance for multiple dwellings in a single-family zone 2) Maximum Building Coverage of 16.1% where 15% is required (Existing non-conforming with no change). 3) Maximum Total Coverage of 60.5% where 40% is required (Existing non-conforming at 55.8%). 4) Total Maximum Height of 40.1 feet where 30 feet is required (Existing non-conforming is 33.5 feet). 5) Minimum Front Yard Setback of 18.5 feet on Broadway and 31.8 feet on Highview Ave where 35 feet is required (Existing non-conforming with no change).

Received 9/8/21; Deemed administratively complete on 9/14/21; Deemed complete by Borough Engineer on 10/14/21.

Transcript of this application will be provided by the applicant.

It was announced that this application would be continued at the next Zoning Board meeting on January 25, 2022.

The meeting was adjourned on a motion from Ms. Hembree and seconded by Ms. Bushell, and carried by all.

Respectfully submitted,

Meg Smith