

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	
Dianna Cereijo	Present	
Sanjeev Dhawan	Present	
Emilia Fendian	Absent	
Robert Hayes, Vice Chairman	Present	
Christina Hembree	Present	
Michael Kaufman	Present	
Lynda Picinic, Alt 1	Present	
Bill Pulzello, Alt 2	Absent	
S. Robert Princiotto, Esq.	Present	
Evan Jacobs, Engineer	Present	
Dijia Chen for Richard Preiss, Planner		Present
Meg Smith, Secretary	Present	

APPROVAL OF MINUTES:

The minutes of the April 27, 2021 meeting were approved on a motion from Ms. Hembree seconded by Vice Chairman Hayes. All Board members voted in favor of the approval.

RESOLUTIONS OF APPROVAL

William McMorrow
443 Magnolia Avenue

Block: 2708 Lot: 4
R-15 Zone

Request to install a generator in the front yard of a corner lot.

A motion was made by Ms. Hembree and seconded by Mr. Kaufman to approve the Resolution for variances requested. On a roll call vote Chairwoman Malley, Ms. Cereijo, Mr. Dhawan, Vice Chairman Hayes, Ms. Hembree, Mr. Kaufman and Ms. Picinic voted in favor of the motion.

Anthony Policastro
3 Willow Street

Block: 2104 Lot: 3
R-22.5 Zone

Request for a second story addition where rear yard setback of 40 ft is required and 30.2 ft is proposed. A variance of 9.8 ft is requested.

A motion was made by Ms. Hembree and seconded by Mr. Kaufman to approve the Resolution for variances requested. On a roll call vote Chairwoman Malley, Ms. Cereijo, Mr. Dhawan, Vice Chairman Hayes, Ms. Hembree, Mr. Kaufman and Ms. Picinic voted in favor of the motion.

APPLICATIONS (Revised)

188 Broadway, LP

Block: 2701 Lot: 3

188 Broadway

R-15 & S-O Zones

Use Variance to add 53 apartment units and to permit multi-family residential use in the S-O zone, a variance for front yard setback of 34.1 ft where 35 ft is required, a variance for rear yard setback of 39 ft where 50 ft is required, a variance for building setback from the street centerline of 65.6 ft where 70 ft is required and a variance for deficient parking lot area landscaping where 185 sq ft is proposed and 1,320 sq feet is required.

Received: 3/12/21; Deemed Complete by Board Engineer: 4/5/21;

Time for decision extended to 8/3/21;

Transcript of this application will be provided by the applicant.

BOARD DISCUSSION

Chairwoman Malley and Mr. Princiotto updated the board members on the Master Plan Development Committee Public meeting which was held on 5/12/21. Questions from the survey were reviewed in breakout groups and then a summary of each groups results were provided.

The meeting was adjourned on a motion from Mr. Kaufman and seconded by Vice Chairman Hayes, and carried by all.

Respectfully submitted,

Meg Smith