

**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 Cereiyo	Present
Sanjeev Dhawan	Present
Emilia Fendian	Present
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
Richard Preiss, Planner	Not Requested
Meg Smith, Secretary	Present

**APPROVAL OF MINUTES:**

The minutes of the March 23, 2021 meeting were approved on a motion from Vice Chairman Hayes seconded by Ms. Fendian. All Board members voted in favor of the approval with the exception of Ms. Cereiyo who abstained due to absence at this meeting.

**RESOLUTIONS OF APPROVAL**

**Richard Conboy**  
**20 Reeds Lane**

**Block: 2006 Lot: 4**  
**R-22.5 Zone**

Request to build new single-family home with combined side yard setback of 40.2 feet where 60 feet is required.

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, Mr. Dhawan, Ms. Fendian, Vice Chairman Hayes, Ms. Hembree, Mr. Kaufman and Ms. Picinic voted in favor of the motion.

**Seth Landsberger**  
**85 Woodcliff Avenue**

**Block: 2004 Lot:7**  
**R-22.5 Zone**

Request to install a generator 15 feet from the front yard property line where 35 feet is required.

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

**APPLICATIONS (New)**

**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.

Received: 2/26/21;

Mr. Princiotto confirmed that the required proof of notice and publication was provided and verified.

Mr. McMorrow, owner, submitted this application complete with photos of his home and proposed location for a generator. Mr. DeRobertis, contractor for the applicant, was also present to review the application details. Mr. McMorrow explained that this property is a corner lot and he would like to place the proposed generator along the side of the garage which would be facing the street.

Mr. DeRobertis was sworn in and stated that the generator cannot be placed within 5 feet of windows. This limits placement because there are bedroom windows on one side of the home and a deck and more windows to the rear of the home.

Ms. Malley stated that she lives near this property and questioned the location. Ms. Malley can see the air conditioning unit and the fence.

Mr. McMorrow stated that the generator location is proposed between the air conditioning unit and the fence.

Ms. Malley questioned if it could be placed behind the fence.

Mr. McMorrow stated that if the generator was behind the fence then it would be too close to a window. He stated that he planned on screening the unit with landscaping.

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

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.

The meeting was closed to the public with a motion by Ms. Hembree, seconded by Vice Chairman Hayes.

Ms. Malley questioned the distance from the generator to the air conditioning unit.

Mr. DeRobertis stated that it would be 3 feet.

Mr. Princiotto stated that a condition of approval would be review for location by the Construction Official. A second condition of approval would require screening of the generator.

A motion to approve this application for a generator in the front yard of a corner lot was made by Ms. Fendian and seconded by Mr. Dhawan. On a roll call vote Chairwoman Malley, Ms. Cereijo, Mr. Dhawan, Ms. Fendian, Vice Chairman Hayes, Ms. Hembree and Mr. Kaufman were in favor of the motion. None were opposed.

**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.

Received: 3/1/21; Deemed complete by Engineering on: 4/6/21

Mr. Princiotto confirmed that proof of notice and publication was provided and verified.

Mr. Dhawan has recused himself from this application due to proximity of this property to his home.

Mr. Madaio, attorney for the applicant, stated that this application is requesting a second floor addition above the existing home. He stated that this property is located on the corner of Pascack Road and Willow Street and is an undersized lot. Mr. Madaio stated that the variances being sought already exist. Mr. Madaio stated that the front yard is currently 33.8 feet from the property line and the second floor will be 33.8 feet from the property line. The rear yard setback is currently 30.2 feet and will remain at 30.2 feet.

Mr. McClellan, engineer for the applicant, was sworn in and accepted as an expert. He stated that this is a request for expansion of a non-conforming structure.

Mr. McClellan shared his screen in Zoom and reviewed the survey for the property.

Mr. Madaio stated that a shed is currently attached to the rear of the structure and will be removed as part of this renovation. This would reduce the rear yard setback non-conformity from 23.4 feet to 30.2 feet.

Mr. Madaio asked Mr. McClellan to address the review letter from Neglia Engineering.

Mr. Madaio stated that this is an undersized lot and still conforms to building coverage with allowable being 15% and proposed at 9%.

Mr. McClellan added that the total lot coverage allowable is 30% and this property is currently at 14.4% and will be reduced to 14% with the removal of the shed. Mr. McClellan stated that the applicant will comply with all items in the Neglia Engineering review letter.

Mr. Radick, architect for the applicant, was sworn in and accepted as an expert. Mr. Radick stated that this application will be maintaining the same building footprint. Proposed addition will allow this home to be a three bedroom home with a larger living space on the main floor. Previously this home was a slab on grade with no basement and 1 to 2 bedrooms and two bathrooms. Mr. Radick reviewed the size of the bedrooms.

Mr. Madaio questioned the square footage of the new home and Mr. Radick stated that it would be approximately 2,300 square feet including the garage.

Mr. Costanzo, contractor for the applicant, was sworn in. Mr. Madaio reviewed photos provided with the application with Mr. Costanzo.

Mr. Madaio stated that the current home does not have a garage. This renovation would provide the

required garage which makes it conform to zoning requirements.

Mr. Princiotto questioned the rooms on the 2<sup>nd</sup> floor.

Mr. Radick stated that 3 bedrooms, 2 bathrooms and a walk in closet will be on the second floor.

Mr. Princiotto questioned the layout of the 1<sup>st</sup> floor.

Mr. Radick stated that there will be a living room, dining room, kitchen, mudroom, half bath, office and garage on the first floor.

Mr. Princiotto questioned if the existing driveway would remain.

Mr. Radick confirmed that the driveway would be the same.

The meeting was opened to the public with a motion from Ms. Hembree, seconded by Vice Chairman Hayes.

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.

With no members of the public calling in to ask questions or state any concerns, and no members of the public attending on Zoom wishing to raise their hand, the meeting was closed to the public with a motion from Vice Chairman Hayes and seconded by Ms. Hembree. All in favor, the motion carried.

Mr. Madaio summarized the application stating that this property is a uniquely shaped lot and is undersized. Some existing non-conformities will be improved by removal of the shed and adding back a garage.

Mr. Jacobs, Board Engineer, was sworn in and stated that he reviewed the application. Mr. Jacobs stated that there will be no Soil Movement besides removing the existing shed.

Mr. Madaio stated that the applicant may be repaving the parking pad.

Mr. Princiotto asked Mr. Jacobs if he had any drainage concerns with this property.

Mr. Jacobs stated that there would be no additional coverage and therefore no drainage concerns.

Ms. Malley questioned if there was a landscaping plan.

Mr. Madaio stated that this was not required but that he did expect the owners to improve the landscape and upscale the appearance of the home.

Mr. Policastro and Mr. Hernandez, owners of the property, were sworn in. Owners stated that they purchased the home in June 2020. Owners stated that they plan to landscape the home.

A motion to approve this application for a second story addition was made by Vice Chairman Hayes and seconded by Mr. Kaufman. On a roll call vote Chairwoman Malley, Ms. Cereijo, Ms. Fendian, Vice Chairman Hayes, Ms. Hembree, Mr. Kaufman and Ms. Picinic were in favor of the motion. Mr. Dhawan was recused from this application. None were opposed.

Board Discussion

Mr. Princiotto stated that the application for 188 Broadway was scheduled for the next meeting, May 25, 2021.

A motion to go into Closed Session was made by Vice Chairman Hayes, seconded by Mr. Kaufman.

A motion to return to Open Session was made by Vice Chairman Hayes and seconded by Ms. Hembree.

A motion to approve the Closed Session minutes from March 23, 2021 was made by Vice Chairman Hayes and seconded by Mr. Kaufman. All Board members were in favor of the motion, with the exception of Ms. Cereijo who was absent for this meeting.

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

Respectfully submitted,

Meg Smith