

CALL TO ORDER:

The re-organization meeting was called to order at 7:30 p.m. via Zoom webinar by Chairwoman Christina Hembree with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

2021 REORGANIZATION

SWEARING IN OF NEW APPOINTMENTS AND RE-APPOINTMENTS

The following members were sworn in by Attorney Princiotto:

Member: Christina Hembree (term ending December 31, 2024)

Member: Emilia Fendian (term ending December 31, 2024)

Member: Dianna Cereijo (term ending December 31, 2022)

Alternate #1: Lynda Picinic (term ending December 31, 2022)

Alternate #2: Bill Pulzello (term ending December 31, 2021)

ROLL CALL:

Christina Hembree, Chairwoman	Present
Dianna Cereijo, Alt 2	Present
Sanjeev Dhawan	Present
Emilia Fendian	Present
Robert Hayes	Present
Michael Kaufman	Present
Robin Malley	Present
Gary Newman	Present
Hasmig Yetemian, Alt 1	Present

S. Robert Princiotto, Esq.	Present
Evan Jacobs, Engineer	Present
Richard Preiss, Planner	Absent
Meg Smith, Secretary	Present

Chairwoman of the Zoning Board: Ms. Malley was nominated for the position of Chairwoman of the Zoning Board for the year 2021 by Ms. Hembree, and seconded by Mr. Hayes. All board members were in favor on a roll call vote.

Vice Chairman of the Zoning Board: Mr. Hayes was nominated for the position of Vice Chairman of the Zoning Board for the year 2021 by Chairwoman Malley, and seconded by Ms. Fendian. All board members were in favor on a roll call vote.

Board Attorney, Board Engineer, Board Planner, Board Traffic Engineer and Board Secretary for the Zoning Board: Mr. Princiotto was nominated for the position of Board Attorney, Mr. Jacobs was nominated for the position of Board Engineer, Mr. Preiss was nominated for the position of Board Planner,

Mr. Intindola was nominated for the position of Traffic Engineer and Ms. Smith was nominated for the position of Board Secretary for the year 2021 by Ms. Hembree, and seconded by Vice Chairman Hayes. All board members were in favor on a roll call vote.

APPROVAL OF MINUTES:

The minutes for October 21, 2020 were approved on a motion from Vice Chairman Hayes, seconded by Mr. Dhawan. On a roll call vote Ms. Cereijo, Mr. Dhawan, Vice Chairman Hayes, Mr. Kaufman and Chairwoman Malley were in favor of approval. Ms. Hembree had been recused from the application at this meeting and Ms. Fendian abstained due to absence at that meeting.

The minutes for December 15, 2020 were approved on a motion from Mr. Dhawan, seconded by Ms. Fendian. On a roll call vote Ms. Cereijo, Mr. Dhawan, Ms. Fendian, Ms. Hembree and Chairwoman Malley were in favor of approval. Vice-Chairman Hayes had been recused from one of the applications at this meeting and Mr. Kaufman abstained due to absence at that meeting.

RESOLUTIONS OF APPROVAL

Alfred Lerman

Block: 1704 Lot: 3.02

12 Dimino Court

R-22.5 Zone

Request for a rear yard setback of 27 feet where 40 feet is required and a variance of maximum building coverage of 16.07% where 15% is permitted for a covered paver patio.

A motion was made by Ms. Hembree and seconded by Mr. Dhawan to approve the Resolution for variances requested. On a roll call vote Chairwoman Malley, Ms. Cereijo, Mr. Dhawan, Ms. Fendian and Ms. Hembree voted in favor of the motion. Vice Chairman Hayes was recused from this application and Mr. Kaufman abstained due to absence at this meeting.

Gilbert Gideon

Block: 302 Lot: 5.22

22 Stonewall Court

R-8.5 Zone

Request for a rear yard variance of 13 feet where 20 feet is required for a paver patio.

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

APPROVAL OF 2021 ZONING BOARD MEETING DATES

Resolution No. 21-01

After Board discussion, the December meeting date was changed from December 28th to December 14th. A motion to approve the 2021 schedule of the Zoning Board meetings as discussed and amended was made by Mr. Dhawan, seconded by Mr. Kaufman, and carried by all.

The Board discussed the 2020 Annual Report. A motion to approve this report as amended was made by Vice Chairman Hayes and seconded by Ms. Fendian. All board members were in favor of the motion.

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

Respectfully submitted,

Meg Smith