

CALL TO ORDER:

The meeting was called to order at 7:39 p.m. via Zoom webinar by Vice Chairman Dhawan with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

ROLL CALL:

Robin Malley, Chairwoman	Absent
Sanjeev Dhawan, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Absent
Philip Maniscalco	Present
Lynda Picinic	Present
John Altadonna,	Absent
Gerald Barbara, Alt.1	Present
Brian Distefano, Alt. 2	Absent
S. Robert Princiotta, Esq.	Present
Anthony Kurus, Engineer	Present
Elizabeth Leheny, Planner	Not Requested
Clairese Neumann, Secretary	Present

APPROVAL OF MINUTES:

The minutes for June 27th and July 25th, 2023, were approved on a motion from Ms. Picinic seconded by Ms. Hembree. All board members were in favor of approval.

RESOLUTIONS OF APPROVAL

**Levani & Kristina Baratelli
31 Old Farms Road**

**Block: 1002 Lot: 2
R-30 Zone**

Applicant seeks to build a new in-ground pool and patio on the above listed property, which is constructed will increase the improved coverage to 32.52% where 30 % is permitted. A variance for 2.52% or 799 square feet is requested.

The applicant's attorney, Mr. Arthur Neiss of Beattie Padavano, opened the application to the board. Mr. Neiss stated the applicants are seeking a variance for 2.52% coverage for an inground pool with a patio and a 2ft wide by 3ft high retaining wall. Mr. Neiss stated he had three witnesses, the owner, Mr. Levani Baratelli and Mr. Thomas Skrable, the engineer for the project, and Mr. Victor Lehman of Lehman Pools & Spas.

Mr. Princiotta swore in Mr. Levani Baratelli. Mr. Baratelli stated they moved into the house in February of 2023. Mr. Baratelli stated he wishes to install an inground pool for his kids and his wife. He stated he changed the pool from a vanishing edge/ infinity pool to a regulation inground pool 20x40. He stated he decided with his engineer, to change the pool plan to minimally increase the square footage.

Mr. Princiotta list the exhibit list as follows:

A-1 Photographs (5)

A-2 Survey

A-3 Proposed Pool Patio by Thomas Skrable

Vice Chairman Dhawan questioned how many steps down from the house there would be and how much square footage of the existing patio there is.

Mr. Baratelli deferred to the engineer.

Mr. Barbara asked if the retaining wall would be similar to the existing walls on the property.

Mr. Baratelli stated yes, the wall would be natural boulders.

Public Session

A motion to open to the public was made by Mr. Maniscalco and seconded by Vice Chairman Dhawan favored by all.

A motion to close to the public was made by Mr. Maniscalco and seconded by Mr. Barbara, favored by all.

The applicant's second witness, Mr. Tom Skrable, was sworn in by Mr. Princiotto.

Mr. Skrable stated he prepared the site plan. He stated their plan is to remove the existing patio and install the inground pool with a spa, proposed outdoor kitchen. He stated the applicant plans to grade the lot, not interfering with trees or a steep slope. He stated that a French drain around the patio would benefit the stormwater management by carrying the excess water right to the proposed seepage pit. He stated the pool is located in the middle of the back yard, and the variance is for coverage. The existing patio is 900 sq.ft. but they proposed the new impervious coverage of 1,375sq.ft. when they remove the existing patio.

Mr. Maniscalco questioned the grate in the rear yard.

Mr. Skrable stated the grate will be removed but the function of it will not be disturbed.

Mr. Kurus stated they will require a more detailed drainage plan when a soil moving application is applied for.

Mr. Skrable stated the new seepage pit will be 12 ½ x 12 ½. He also stated the patio will be pavers, making it impervious and the retaining wall detail will show the drainage at the top left of the wall to prevent from water building up. He stated anything needed to spread water out and not cause flooding will be done.

Public Session

A motion to open to the public was made by Ms. Hembree and seconded by Mr. Maniscalco favored by all.

A motion to close to the public was made by Mr. Maniscalco and seconded by Ms. Hembree favored by all.

Mr. Maniscalco questioned if the planters were included in the calculations.

Mr. Skrable stated they were not and they are very small. He stated the spa will be in the middle of the pool with two sides of steps and planters. Lastly he stated the pool is impervious with the mesh cover.

Mr. Princiotto swore in the third witness, Mr. Victor Lehman of Lehman Pool & Spas. He stated the pool will have a mesh cover and the pool filter will be a cartridge filter. He stated the filter is oversized to get through an entire season of the pool being open.

Mr. Princiotto stated the applicant will be required to submit a soil moving permit when they submit building permits and meet all conditions of Neglia Engineering and the Borough Construction Official.

A motion was made Vice Chairman Dhawan to approve this application, seconded by Ms. Picinic. On a roll call vote, all board members eligible to vote were in favor of the motion.

The meeting was adjourned at 8:35 PM on a motion from Vice Chairman Dhawan, seconded by Mr. Maniscalco.

Respectfully submitted,

Clairese Neuman
Zoning Board Secretary