

**ZONING BOARD OF ADJUSTMENT
MINUTES**

MARCH 8, 2010

Meeting was called to order at 7:20 P.M.

Meeting properly advertised according to the New Jersey State Sunshine Law.

Roll call: Attending: Mr. Lankry, Mr. Naftali, Mr. Zaks, Mr. Halberstam

Absent: Mr. Gelley, Mr. Gonzalez, Mr. Mund, Ms. Goralski

Also present: Attorney – Chris Koutsouris

Terry Vogt, Engineer/Planner

Jackie Wahler, Court Stenographer

Fran Siegel, Secretary

Salute to the flag.

Motion to accept minutes of the February 1, 2010 with a waiver to read – Mr. Naftali

Second – Mr. Lankry

Roll call vote: Mr. Lankry, Mr. Naftali, Mr. Halberstam

Chairman announced that there were only 4 board members present.

Mr. Koutsouris - There is not a quorum so the board cannot hear a use variance.

Secretary announced that the notice for **Appeal # 3729 Yisroel Tress** was not correct and they have to re-notice.

Motion to carry until the April 12th meeting with a re-notice – Mr. Zaks

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Lankry, Mr. Naftali, Mr. Zaks, Mr. Halberstam

Mr. Chairman announced that **Appeal # 3723, Eli Schwab**, Joe Parker Road, will be heard on April 12th with proper notice.

Appeal # 3730 – Shlomo Ringel, 107 Highgrove Crescent, Block 223 Lot 97, R-10 zone. To complete construction of a single family dwelling on a corner lot. Requesting relief for rear yard setbacks and for lot coverage.

Chairman announced that there are only 4 members voting.

Abraham Penzer, attorney for applicant agreed to continue.

Secretary read reports.

From: Terry Vogt, Engineer/Planner

The applicant proposes to complete construction of an existing single family dwelling on a corner lot, requesting relief for side yard setbacks and for lot coverage. The property has frontage on Highgrove-Crescent Street (where driveway access is proposed) and East Seventh Street. The surrounding area is predominantly residential.

Mr. Penzer – Mr. Franklin called and asked that they include one more parking space.

Walter Hopkin, engineer, sworn. There were 3 parking spaces shown along Highgrove Crescent, they reduced that to 2 and showed another two parking spaces on East 7th Street.

Mr. Vogt – the primary driveway will be reduced one space and adding 2 spaces on the secondary drive on East 7th Street.

Mr. Vogt – the UDO allow steps descending in a front setback.

Mr. Zaks – the variance is for the side steps that are ascending and also causing the overage on lot coverage.

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Mr. Chairman asked that the steps descending in the front yard of East 7th Street have some landscaping.

Mr. Penzer agreed to a row of arborvitae.

Open to Public. Closed to Public.

Motion to approve side yard setback for the ascending steps and lot coverage to 25.3% and a row of arborvitae around the stairwell – Mr.Zaks

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Lankry, Mr. Naftali, Mr. Zaks, Mr. Halberstam

Miriam Weinstein, attorney for Appeal # 3725, Mordechai Zafrani, requested to be carried until the April 12th meeting with no further notice.

Motion to carry until April 12 with no further notice – Mr.Naftali

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Lankry, Mr. Naftali, Mr. Zaks, Mr. Halberstam

Resolutions

Appeal # 3722 – Chaim Schreiber, County Line Road E. & Cabinfield Circle, Block 208 Lots 8 & 197, R-12 zone. Resolution to deny use variance for duplex in an R-12 zone.

Motion to approve – Mr. Naftali

Second – Mr. Halberstam

Roll call vote: affirmative: Mr. Nafali, Mr. Halberstam

Motion to pay bills.

All in favor.

Motion to adjourn.

All in favor.

Meeting adjourned at 8:00 P.M

Respectfully submitted,

Fran Siegel, Secretary