

ZONING BOARD OF ADJUSTMENT

Minutes of the Meeting

May 12, 2020

The Zoning Board of Adjustment met for its Conference and Regular Meeting by means of Zoom Webinar telecommunications and a link to Facebook Live at At 6:04 PM. Chairman Hochberg announced that proper notice had been given pursuant to the Open Public Meetings Act and guidance provided by the State's Division of Local Government Services. Secretary Fass called the Roll:

Present: James Hochberg, Chairman
Tony Nardone, Vice Chair
Pearl Hwang
Jared Resnick
*Kalpesh Kenia (Absent for Conference; Joined Special Meeting at 7:00 PM)
Ed Bier
Vineeta Khanna
Lauren Tabak-Fass
Laurie Kahn
Richard Vallario, Esq., Board Attorney
Jackie Hollis, Planning Administrator
Catherine Maddrey, Planning Assistant
Barry Lewis, Township Manager (Zoom Moderator)

*Member Kenia joined at 7:00 PM to 8:30 PM and then again at 9:00 PM.

Martin Chiarolanzio, Construction Official and Catherine Jackson, Zoning Official joined the meeting for the application for 86 W. McClellan Avenue.

Jeannette Harduby, Township Engineer and Donna Holmqvist, Planning Consultant joined the meeting for JD Fitness application.

Minutes: The minutes of April 28, 2020 were accepted as presented.

Communications:

Old Business: The Board voted unanimously in favor of memorializing the corrected Resolution for Bonnie and Steve Isaacson; 31 Shadowlawn Drive; Application No. 2019-67-V.

Variance
Block 1000; Lot 20
86 W McClellan Avenue
Application No. 2020-3-V
86 W McClellan Ave, LLC

Applicant undertook the expansion and renovation of an existing single-family home on the subject property which exceeded the maximum habitable floor area ratio (“HFAR”) permitted in the Zone district by approximately 3.2%. The maximum permitted HFAR is 18%, whereas the proposed HFAR is approximately 21.2%. This equates to an exceedance of approximately 710sqft.

Appearing for the Applicant: John Wyciskala, Esq.

Witnesses for the Applicant: Peter Steck, Architect & Planner
Maciek Tunewicz, Applicant

Mr. Steck presented Exhibits A-1, A-2, A-3, A-4, and A-5. Both witnesses testified that that the overbuild was a mistake and that the extended foundation was built beyond what is permitted in the zoning requirements which was found by the Building Department during an inspection, which Mr. Chiarolanzio confirmed.

A motion to deny was made by Vice Chair Nardone and second by Member Hwang for failure to comply with the requirements for a variance under the provisions of N.J.S. 40:55D-70d(4). Members Bier, Fass, and Khanna voted in favor of denying the application, subject to a memorializing resolution. Chairman Hochberg and Member Resnick voted against the motion,

The Board was in recess 8:44 PM - 8:56 PM.

Preliminary Final Site Plan & Use Variance
Block 5601; Lot 104
203 Hillside Avenue
Application No. 2016-65-PFSP-UV
JD Fitness Institute, LLC & Properties 143 LLC

The Applicant proposes the following: Renovate the existing structure and construct a 2nd floor to be occupied as a fitness center known as J.D. Fitness; Reconstruct portions of the existing parking lot and pedestrian walkway areas at the rear of the building to provide new ADA accessibility and handicap striping parking areas, with re-striping and configuration of the overall parking lot; Install new LED site lights for parking lot illumination; Install new landscaping.

Appearing for the Applicant: Steven Azzolini, Esq. of Azzolini & Benedetti, LLC

Witnesses for the Application: Richard Keller, PE, PP & CME of Casey & Keller Inc.
Donald R. Fiore, AIA of Heintz & Fiore, LLC
Jack DaSilva, Contract Purchaser/Applicant

Members of the Public with Questions: Christine Jung – 4 Essex Court
Richard Allen – 3 Essex Court
Donald Schaffer – 191 Hillside Avenue
Gary Weeks – 2 Essex Court

It was agreed that the hearing would be continued to the Board's Regular Meeting at 7:00 PM on May 26, 2020 with no further notice by the Applicant required.

With no further business, the meeting adjourned at 9:52 PM.

Respectfully submitted,

Catherine Maddrey, Planning Assistant