

October 21, 2019

The workshop portion of the meeting was called to order at 7:39 p.m. by Mr. Marotta, Chair.

**ROLL CALL:**

**Members Present:**

Mr. Marotta  
Ms. Daly  
Mr. Bovasso  
Mr. Salomon

**Members Absent:**

Mr. Aschenbach  
Mr. Ashrafi  
Ms. Drake

**Alternates Present:**

Mr. Quinn  
Mr. Lucas

**Alternates Absent:**

None

Also in attendance: Mark Rothman, Esquire, and Kathy Lenahan, Board Administrator

**COMMUNICATIONS:**

Mr. Meese, Esq. who represents Verizon Wireless/UCC on the cell tower application is requesting a new date for the hearing. Discussion was held on pending applications and dates for the rest of the year were reviewed. Board discussed whether or not to hold a Special Meeting for the cell tower application. The next Board meeting is November 25<sup>th</sup>. Board decided to schedule the cell tower hearing for the next scheduled Zoning Board date of November 25<sup>th</sup>.

**MINUTES:**

Motion to adopt minutes of the September 23rd meeting, was made by Mr. Bovasso, seconded by Ms. Daly and passed by unanimous voice vote.

**RESOLUTIONS:**

1. Application #ZBA 19-009  
Applicant: Richard & Jessica Hernandez  
34 Mendell Avenue  
Block: 546 Lot 31, R-4 Zone

The applicant in this matter is seeking a c(2) variance for a rear yard setback for construction of a family room. Minimum requirement is 30ft for rear yard setback and 26ft is being proposed. §255-34 Attachment 1, Schedule 1.

The Resolution of Memorialization (attached and made part of these minutes), was reviewed by the Board. A motion to approve the resolution, as amended, was made by Mr. Bovasso, seconded by Mr. Salomon and passed on roll call vote:

Affirmative: Mr. Marotta, Ms. Daly, Mr. Bovasso, Mr. Salomon, and Mr. Quinn

Opposed: None

2.                   Application # ZBA 19-008  
                      Applicant: Kevin & Blair McGrath  
                      110 Thomas Street  
                      Block: 516 Lot: 4, R-1 Zone

Applicant is requesting a c(2) variance for construction of a second story bridge to connect the primary structure (house) to an accessory structure (garage). The minimum required side yard setbacks are 30% of lot width or 30 feet combined, where the proposed combined side yard setbacks equal 24.4 feet. §255-34, Attachment 1, Schedule 1

The Resolution of Memorialization (attached and made part of these minutes), was reviewed by the Board. A motion to approve the resolution, as amended, was made by Ms. Daly, seconded by Mr. Quinn and passed on roll call vote:

Affirmative: Mr. Marotta, Ms. Daly, Mr. Salomon, and Mr. Quinn

Opposed: None

3.                   Application # ZBA 19-012  
                      Applicant: Matthew DiGiovanni  
                      22 Cherokee Road  
                      Block: 616 Lot: 26, R-4 Zone

Applicant is requesting a c(1) and a c(2) variance for construction of a new garage on an irregularly shaped lot. The minimum total side yard setbacks are 30% of lot width or 16.9 ft. combined, where the proposed combined side yard setbacks are 15.5 ft. Minimum side yard setback of 10% of lot width or minimum of 7 ft. where 6.5 ft. is existing and 5 ft. is proposed §255-34, Attachment 1, Schedule 1

The Resolution of Memorialization (attached and made part of these minutes), was reviewed by the Board. A motion to approve the resolution, as amended, was made by Mr. Quinn seconded by Ms. Daly and passed on roll call vote:

Affirmative: Mr. Marotta, Ms. Daly, Mr. Salomon, and Mr. Quinn

Opposed: None

4. Application # ZBA 19-011  
Applicant: Christopher & Melissa D'Mello  
6 Martin Place  
Block: 471 Lot 3, R-3 Zone  
Applicant is requesting a c(2) variance for construction of a porch. The minimum requirement for a front yard setback is 25 ft. where 20 ft. is being proposed  
§255-34 Attachment 1 Schedule 1

The Resolution of Memorialization (attached and made part of these minutes), was reviewed by the Board. A motion to approve the resolution was made by Ms. Daly, seconded by Mr. Salomon, and passed on roll call vote:

Affirmative: Mr. Marotta, Ms. Daly, Mr. Salomon, Mr. Quinn

Opposed: None

#### **OLD/NEW BUSINESS**

Kent Lucas was sworn in as Alternate # 2 filling an unexpired term until December 31, 2019.

#### **PUBLIC PORTION:**

None

#### **CONCLUSION:**

There being no further business, a motion to adjourn the meeting was regularly made, seconded and passed. The meeting concluded at 8:10 p.m.

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Robert Bovasso, Secretary