

**MINUTES OF THE ZONING BOARD MEETING FROM**

**June 15<sup>th</sup>, 2021**

The meeting was called to order by the Chairperson Kevin Burns, Mr. Burns stated the meeting was being held in accordance with the Sunshine Laws of the State of New Jersey, Chapter 145, by Mayor and Council and the Zoning Board for Official Notices. Notice of this meeting was posted on the Borough bulletin board for that purpose.

**Present:** Kevin Burns, Steve Sweet, Wayne Partenheimer, William Shanahan, Bryan Pukenas, Brittany Bonetti

**Absent:** Brian Mulholland

**Also, Present:** Jennifer Johnson, Esquire (Board Solicitor), Melanie Adamson (Borough Engineer), Tavis Karrow (Land Use Administrator)

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**ZBA#2021-17                  227 Chestnut St                                  Matthew Ritter**  
Representation:  
Sworn In:                  Matthew Ritter, Owner / Applicant

The applicant is proposing to enclose an existing rear deck so to use the structure as a three-season room. The existing deck and the proposed addition, encroach the side yard setback and are over the allowable building and impervious coverage maximums for the R7 zone.

Board Approved – (6-0)

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**ZBA#2021-19                  20 Upland Way                                  Jason Tete**  
Representation:                  Damien O. Del Duca, Esquire  
Sworn In:                  Jason Tet, Owner / Applicant  
   Thomas Wagner, AIA, Architect

The applicant had performed construction activities that were not approved by the ZBA in a pervious variance approval made by the ZBA. The applicant is seeking approvals for the work performed beyond what was previously approved.

Public Comment:

J. Neiman (30 Upland Way) – Spoke not in favor of the development

B. Reil (1106 Concord Dr) – Spoke in favor of the development

Board Voting:

Variance 1: Denied (6-0)

Variance 2: Approved (6-0)

Variance 3: Denied (6-0)

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