

**MINUTES OF THE ZONING BOARD MEETING FROM
October 19, 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: Wayne Partenheimer (VCP), Brian Mulholland, Bryan Pukenas, Brittany Bonetti, Steve Sweet, William Shanahan, Lindsey Watson-McCarthy (AI), Lou Randazzo (AII), Kas Godoseepour (AIII), Matthew Mazza (AIV)

Absent: Kevin Burns (CP)

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

ZBA#2021-33	214 Lakeview Ave	Cary Munson
Representation:		
Sworn In:	Cary Munson, Owner / Applicant Edwin J. Jesiolowski, Architect	

The applicant is proposing to construct a 2-story addition at the rear of the home. The proposed addition would require a variance for single side yard set back and building coverage. The property is currently non-conforming to the R-8 zone.

No Public Comment

Board Approved – (7-0)

ZBA#2021-34	346 Springfield Terrace	Annamarie Gatti
Representation:		
Sworn In:	Annamarie Gatti, Owner / Applicant	

The applicant is proposing to construct a deck at the rear of the home. The proposal would need a variance for single side yard setback, aggregate side yard setback, building coverage and impervious coverage. The board discussed with the applicant the possibility to decrease the size of the deck. The applicant agreed to remove a set of stairs to reduce some coverage.

No Public Comment

Board Approved – (7-0)

ZBA#2021-38 10 Mechanic Street
Representation: Richard Hoff, Esq
Sworn In: Benita Cooper, Architect for Applicant

Little Brown Bird, LLC.

The applicant is proposing to construct a pergola system with a retractable awning over the existing parking area. The proposed would need a variance for building coverage. The applicant's architect informed the board that the owners would like to have patrons be able to sit outside in all types of weather. The applicant is also proposing to install an in-ground infiltration system to alleviate any drainage issues that might come from the proposed coverage.

No Public Comment

Board Approved (7-0)

Resolutions:

ZBA#2021-35	1111 Washington Ave	(Approved)
ZBA#2021-36	175 Tavistock Lane	(Approved)
ZBA#2021-37	328 Knoll Top Lane	(Approved)

Minutes:

September 21st, 2021 (Approved)

ADJOURNMENT:

10 pm -Motion to adjourn. All Board members were in favor. Motion carried.

Respectfully Submitted,

Tavis A. Karrow – Zoning Board Secretary