

MINUTES OF THE ZONING BOARD MEETING FROM

August 16th, 2022

The meeting was called to order by the Vice-Chairperson Wayne Partenheimer, Mr. Partenheimer 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 (CP), Wayne Partenheimer (VCP), Brian Mulholland, Steve Sweet, Brittany Bonetti, William Shanahan, Kas Ghodoussipour (AIII), Lou Randazzo (AII), Matthew Mazza (AIV)

Absent: Bryan Pukenas, Lindsey Watson-McCarthy (AI)

Also, Present: Albert K Marmero, ESQ (Board Conflict Solicitor), Tavis Karrow (Zoning Board Secretary)

ZBA# 2022-12

9 Snowden Avenue

Terrence McGovern

Representation: Damien DelDuca, Esq.
Sworn In: Terrence McGovern – Applicant
Thomas Wagner, AIA – Architect for Applicant
Clifton Quay, PE – Engineer / Planner for Applicant

The applicant is proposing to clear the existing lot, containing a single-family home and detached garage, and construct a semi-detached, two-unit townhome. The applicant’s representation and professionals described the exiting conditions, the proposed development for the property, including positive and negative criteria of the proposed.

Public Comment: None

Motion W. Shanahan – Second S. Sweet; Board Denied – (0-7)

ZBA# 2022-22

506 Coles Mill Road

Steve Salinger & Barb Previ

Representation: Damien DelDuca, Esq.
Sworn In: Terrence McGovern – Applicant
Thomas Wagner, AIA – Architect for Applicant
Clifton Quay, PE – Engineer / Planner for Applicant

The applicant is proposing to build a deck at the rear of the home. The applicant informed the board of reasonings for the proposed deck and why a variance is needed.

The board questioned the proposal and reasonings for the requested variance. The board determined that the reasoning for relief was insufficient to grant the variance.

Public Comment: None

Motion W. Shanahan – Second S. Sweet; Board Denied – (1-6)

ZBA# 2022-24

35 Evergreen Lane

Tammy Thorpe

Representation:

Sworn In: Tammy Thorpe – Applicant / Home Owner

The applicant is proposing to demolish an existing non-conforming shed and replace it with a single car garage.

The applicant testified that the proposal would enhance the neighborhood and solve the current non-conforming issue with the shed.

Public Comment: None

Motion W. Shanahan – Second B. Mulholland; Board Approved – (7-0)

ZBA# 2022-25

351 Kings Highway East

Alice Previte

Representation: Scott Collins, Esq.

Sworn In: Andrew R Stockton, PE, PLS – Engineer / Planner for Applicant

The applicant is proposing to relocate the existing single-family home to a neighboring lot, temporarily. The purpose is to remediate the soil on the property which requires the removal of the existing home and replacing the home, at the same location, when completed. The replacement of the home would require bulk variances for side-yard set back and impervious lot coverage.

The applicant testified that the proposal would not be a detriment to the neighborhood and that the home would be set back in the exact location it has been since built, early 1900's.

Public Comment: None

Motion K. Burns – Second W. Partenheimer; Board Approved – (7-0)

Resolutions:

- ZBA#2022-08 444 Loucroft Road
- ZBA#2022-09 309 Farwood Rd
- ZBA#2022-10 8 Tanner St
- ZBA#2022-14 427 Hopkins Ln
- ZBA#2022-15 115 E. Summit
- ZBA#2021-40 100 Wedgewood Ln
- ZBA#2022-11 446 Queensboro Ln
- ZBA#2022-13 76 Lane of Acres
- ZBA#2022-16 323 Bellevue Ave
- ZBA#2022-17 329 Springfield Terr
- ZBA#2022-18 44 Gill Road
- ZBA#2022-19 530 Chews Landing Rd

Minutes:

May 17th, 2022

June 14th, 2022

July 12th, 2022 (Special Meeting)

July 19th, 2022

ADJOURNMENT:

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

Respectfully Submitted,

Tavis A. Karrow – Zoning Board Secretary