

**MINUTES OF THE ZONING BOARD MEETING FROM May 21, 2019**

The meeting was called to order by the Chairperson Linda Kuritzkes, Ms. Kuritzkes 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:** Linda Kuritzkes, Kevin Burns, Susan Baltake, Wayne Partenheimer, Colleen Bianco-Bezich, Brian Mulholland, Bryan Pukenas, Steve Sweet

**Absent:** Marc Rubino

**Also Present:** Frank Ryan, Esquire, Board Solicitor, Greg Sullivan/Borough Engineer, Tavis Karrow, Zoning Officer/Board Secretary/Community Development Director

**ZBA# 2019-02** **325 Marne Ave** **PMG Construction**  
 Representation: Warren Carr, Attorney for Applicant  
 Sworn in:  
 Daniel Armstrong – Applicant’s Representative

The applicant informed the board of the proposed work, which would consist of the rehabilitation and renovation of the existing structure and an addition to the existing structure. The applicant informed the board of the lack of parking available due to the existing conditions of the lot / building location.

Public Comment:

**Rita Moreno (320 Marne Ave):** Informed the board that the previous owners of 325 Marne only utilized one vehicle. In Mrs. Moreno’ opinion, this situation allowed for better traffic flow along Marne Avenue. She believes that allowing more on-street parking along Marne Ave would disrupt local traffic and additional on street parking should not be approved.

**Robert Ratti (329 Marne Ave):** Mr. Ratti informed the board of the nuisance of the ongoing procedure of construction. He also commented that he agrees that the proposed home would be visually pleasing when completed.

Motion by: Susan Baltake 1<sup>st</sup>, Linda Kuritzkes 2<sup>nd</sup>.

Board Approved (8-0)

**ZBA# 2019-07** **120 Gill Road** **Matthew & Adrienne Pappas**  
 Sworn in:  
 Adrienne Pappas – Applicant  
 Thomas C. Wagner – Architect

The applicant and the applicants architect informed the board of the current non-conforming lot and the proposed garage construction.  
 Mr. Wagner spoke on the proposed grass strip within the driveway area, and how it should be calculated as pervious.

Public Comment: None

Motion by: Kevin Burns 1<sup>st</sup>, Wayne Partenheimer 2<sup>nd</sup>.

Board Approved (8-0)

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**ZBA# 2019-08**

**230 Meadow Drive**

**Gregory Buthusiem**

Sworn in:

Gregory Buthusiem – Applicant

Thomas C. Wagner – Applicant’s Architect

The applicant informed the board of the current non-conforming lot and the proposed garage and addition. The Applicant informed the board of the location of the addition and how it will not extend into the current non-conforming side yard setback.

The board discussed whether or not the applicant should have been sent to the Zoning Board for approval for this application.

Public Comment: None

Motion by: B. Mulholland 1<sup>st</sup>, Wayne Partenheimer 2<sup>nd</sup>.

Board Approved (8-0)

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**ZBA# 2019-09**

**134 North Drive**

**Matthew & Erin Williams**

Sworn in:

Matthew Williams – Applicant

Jay Reinert – Applicant’s Architect

The applicant’s Architect informed the board of the current structure and the latest addition to the structure, and how the addition is currently within the side yard setback. The application is proposing to add a second story to the current addition.

Public Comment: None

Motion by: Kevin Burns 1<sup>st</sup>, Wayne Partenheimer 2<sup>nd</sup>.

Board Approved (8-0)

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**Resolutions:**

ZBA#2019-06 426 Washington Ave (Approved)

**Minutes:**

April 2019

(Approved with requested changes)

**ADJOURNMENT:**

9:45pm -Motion to adjourn. All Board members were in favor. Motion carried.

Respectfully Submitted,

Tavis A. Karrow – Zoning Board Secretary