

**MINUTES OF THE FEBRUARY 27, 2018 ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

The following are the Minutes of the February 27, 2018 Regular Meeting of the Zoning Board of Adjustment of the Borough of Pompton Lakes that was held in the Council Meeting room of the Municipal Building, 25 Lenox Avenue, Pompton Lakes, New Jersey and was called to order at 8:00 P.M.

Adam Kent read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

Oath of office was given to Rich Singer.

The following members were present Mr. Michael Coss, Mr. Willie Hunt, Ms. Cindy McNamara, Mr. Peter Roos, Mr. Frank Russo, Mr. Rich Singer, Ms. Maureen Bernstock and Mr. Adam Kent.

Mr. Frank Abate, Mr. Michael Simone and Ms. Mary Curran were excused.

Also present were Andrew Brewer, Board of Adjustment Attorney and Brinda Kostro, Secretary.

MINUTES:

Reorganization Meeting Minutes and Regular Meeting Minutes dated January 23, 2018. Motion moved by Mr. Hunt, seconded by Mr. Roos. **All eligible voted in favor.**

CORRESPONDENCE: None.

APPLICATIONS:

- 1. BOA 18-01
Kenneth Irizarry
Re: 110 Jamlin Street**

Mr. Russo reminds all that the hearing of this application is carried over from the meeting of January 23rd. Mr. Irizarry comes forward and is asked to explain to the board why he feels he is entitled to the relief he is seeking and why his plan is a better alternative to what the ordinance allows. Mr. Irizarry states they have been in the house over 20 years and always wanted a porch. He says it will beautify and add to the house, and feels it would enhance not only the property but the neighborhood. Mr. Russo confirms the front yard setback with the applicant and asks how the proposed front porch fits in with the street scape. Mr. Irizarry states he worked with his contractor to provide details as to what the porch would look like. Mr. Russo asks again, stating the front yard setback will be 18 feet, and asks how this will compare to other houses on the block. Mr. Irizarry states there are two houses that have an "A" frame closer to the street and his porch would be almost in line with them. Ms. McNamara asks how many houses are on his street. Mr. Irizarry states six, five on the street then a corner house. Mr. Russo explains

the reasoning behind front yard setbacks as trying to maintain a streetscape where all the houses fit, he feels the neighborhood sounds a little broken as is. He asks the Board if there are any questions. Mr. Kent confirms that the steps would be 7 ft. from the house. Mr. Russo asks Mr. Irizarry if the proposal follows the existing development pattern. Mr. Irizarry says yes, as far as the "A" frames are concerned, they stick out as much. Mr. Russo confirms that this would be an open porch, with no walls, no windows and no screening. Mr. Irizarry confirms. Ms. Bernstock asks if Mr. Irizarry has any future plans to enclose the porch. Mr. Irizarry says no. Mr. Russo opens the hearing to the public with questions, there are none, public sessions closed. Mr. Russo asks if any members of the Board have comments. Ms. McNamara says she feels it would add to the streetscape. No further comments. Mr. Russo opens the meeting to the public for comments, seeing none, public session is closed.

Mr. Russo asks if anyone would like to make a motion, Mr. Roos makes a motion with the condition that the applicant will not enclose the porch in the future. Ms. Bernstock seconds.

Roll Call: Mr. Coss Yes, Mr. Hunt Yes, Ms. McNamara Yes, Mr. Roos Yes, Mr. Russo Yes, Mr. Simone Yes, Mr. Singer Yes, Ms. Bernstock Yes, Mr. Kent Yes. All in Favor.

RESOLUTIONS:

None.

NEW/UNFINISHED BUSINESS:

1. Open Space. Mr. Kent reports stating the Morris Canal Greenway is waiting on weather conditions. The Passaic County Grant is open to re-apply, which would go towards sports field improvements. The Community Garden is being planned on the corner of Carlton and Riveredge. There have been recommended changes to the Open Space Ordinance regarding spending of Open Space Funds. There is an open position in the first voting district. There was discussion of the radio station and who will be taking it over, stations have expressed interest, but it will still be a community radio station. The lake dock, 1st phase will include a new launch, picnic benches and replaced fence. The 2nd phase will be the walk-way and floating dock. And lastly, The Elks will have a carnival on Pompton Day.
2. Variance Report. Mr. Russo asks Mr. Brewer to create a cover letter to transmit the report to the Planning Board with any recommendations that have been made.

PUBLIC DISCUSSION:

Mr. Russo asks Board secretary, Ms. Brinda Kostro to address the Board. Ms. Kostro addresses the Board stating she will be leaving the position of Board Secretary on April 1st. She will be staying with the Borough of Pompton Lakes, but assuming the position of Technical Assistant to the Building Official. She states she will probably

have a trainee attend the March meeting. Ms. Kostro adds that she loved working for the Board and thanks everyone.

Mr. Russo asks if there are any comments or questions from the public, there are none, public session closed.

ADJOURNMENT:

Motion moved by Ms. McNamara for the adjournment of this meeting at 8:25 pm. **All voted in favor.**

Brinda Kostro, Secretary