

**MINUTES OF THE APRIL 24, 2018 ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

The following are the Minutes of the April 24, 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.

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

The following members were present Mr. Abate, Mr. Michael Coss, Mr. Willie Hunt, Ms. Cindy McNamara, Mr. Frank Russo, Mr. Michael Simone, Ms. Maureen Bernstock, Ms. Mary Curran and Mr. Adam Kent.

Mr. Rich Singer and Mr. Peter Roos was excused.

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

MINUTES:

Regular Meeting Minutes dated March 27, 2018. Motion moved by Ms. McNamara, seconded by Mr. Bernstock. **All eligible voted in favor.**

CORRESPONDENCE:

1. Borough of Oakland, New Jersey- An Ordinance amending the revised general ordinances of the Borough of Oakland Chapter 59, Article VII, Section 59-45, Entitled "Regulations Applicable to all Zones" by adding Section "J".

APPLICATIONS:

1. BOA 18-02
Al-lman Center, INC.
Re: 21 Passaic Ave.

Due to no proof of publication the application is incomplete. Ms. Kristin Russel of Maser Consulting stated that she had received a letter from the applicant asking to be carried to the May meeting. No further notice is needed.

2. BOA 18-03
P.L. Senior Housing
74 Hunter Place

Ms. Kristin Russel of Maser Consulting Comes forward and states that she received a copy of the application and plans to review the application herself. She stated that there was missing information that included adding additional parking spaces and the lots not

being properly merged, she stated that she asked the applicant to amend the application and they said that they will. Mr. Russo asked if there was a Completeness Checklist. Ms. Russel stated that there were parcels and items not included, but the proper checks were checked off. Mr. Brewer stated that there was insufficient notice. Mr. Brewer stated that he will work with the Board Planner to create a notice for applicant. Mr. Russo stated that they will be pushed back to the next meeting. Mayor Serra asked if they would have to re-notice. Mr. Russo states that they would have to, but do it properly.

3. BOA 18-04
 Rubestello
 171 Hamburg Tpke.

Mr. Paul Rubestello steps forward and is sworn by Mr. Brewer the Board attorney. Mr. Russo introduces the denial and begins to talk about the property's setbacks. Mr. Russo asked Mr. Rubestello to explain to the Board why he thinks his proposed application is a better alternative to the Zoning plan. Mr. Rubestello states the reasoning behind the expansion, he would like to have a bigger house without moving so he can start a family. Mr. Russo states that the property is in a B1 Zone (Business District). Mr. Rubestello informs the Board that he does not have any business and then goes into detail about the extension. He states that he has a back room that he is going to build up on and have a 2ft over hang. Mr. Russo asks if he is going to expand the footprint. Mr. Rubestello states that he will not be expanding the footprint. There is a discussion about the property's setbacks. Mr. Simone asked if the side of the house has siding and if the addition will have a continuation of the same siding. Mr. Rubestello states that it does have siding and will extend to the extension. It is stated that there are businesses on both sides of the property. Mr. Russo asked about the garage. Mr. Rubestello states that it was there when he purchased the house. Mr. Russo asked Mr. Rubestello if he would like to include the garage in the resolution and to memorialize the existing nonconforming garage. Mr. Rubestello says yes. Mr. Brewer begins to describe the next step for the next meeting. Mr. Russo opens the meeting to the public for any questions regarding the application there are none so public session is closed. Mr. Russo asks the Board if there are any comments. Ms. McNamara states that she likes the house and Mr. Simone adds that it will enhance the property and that he will have no problem with the approval. Mr. Russo opens it to the public for any comments. Ed Merrill, Environmental Officer, steps forward and is sworn in by Mr. Brewer. He states that he looked over the property regarding the environment and he has no objections to the proposed application. A motion was made by Mr. Simone to approve the application with an amendment for the existing framed garage. Mr. Coss seconds. A wavier is signed by Mr. Rubestello to obtain building permits and begin to work on the house prior to the time frame of 45 days.

Roll Call: Mr. Abate Present, Mr. Coss Yes, Mr. Hunt Yes, Ms. McNamara Yes, Mr. Roos Yes, Mr. Russo Yes, Mr. Singer Yes, Ms. Bernstock Yes, Ms. Curran Present, Mr. Kent Yes.

All in Favor.

RESOLUTIONS: None.

NEW/UNFINISHED BUSINESS:

1. Open Space. Mr. Kent states that he was unable to go to the meeting, but Mayor Serra was able to go. Mayor Serra states that Open Space would like to buy properties that need improvements. Mr. Russo opens discussion to the public being that there are no comments it is closed.

PUBLIC DISCUSSION:

Spring membership training for the spring has expired, therefore the members needing training will need to attend the fall sessions when available. Mayor Serra and Mr. Russo make a mention about senior housing be put in place of the County Garage in future.

ADJOURNMENT:

Motion moved by Mr. Simone for the adjournment of this meeting at 8:33 pm. **All voted in favor.**

Saarah Okuyan