

Meeting was called to order by Mr. James Jr. 6:35 p.m.

Pledge to the flag

Roll Call:

Present: Mr. James, Mr. Black, Ms. Helly, Mr. Banko, Mr. O'Connor, Mr. Hernandez, Mr. Jardim, Mr. DuPont,

Ms. Curran

Absent:

Mr. Jardim advised that the meeting was duly noticed under the Open Public Meeting Act.

Minutes approved from *January 22, 2019*

Memorialized Resolutions:

ZB-19-02 New Line Networks

1400 Federal Blvd.

Block: 2801 Lot: 18

Interpretation

Hearing:

ZB-19-04 Butter Construction

109 Edgar Street

Block: 6102 Lot: 11

Variance Plan

Present: James Clarkin, Attorney; Paul Fletcher, Engineer and Planner

All present to represent board case ZB-19-04 was sworn in and accepted by present board. The board case proposed to demolish the existing one story frame dwelling and construct a two family house. The lot, irregular in shape, is oversized in the R-25 residential zone. Due to the size of the surrounding lots there is no opportunity to purchase more land to create a conforming lot. The entrance to the proposed dwelling will be on the side of the house. Mr. Fletcher stated the existing dwelling is aged; the new structure would be a two story two family home. A bulk variance of lot width is requested under the C1 and C2 criteria of the Municipal Land Use Law. Mr. Fletcher stated that the benefits new structure would update the municipalities housing stock. Mr. Fletcher said that in his experience light, air and space would not be negatively impacted due to the proposed construction. Mr. Fletcher presented a tax map of the lots surrounding 109 Edgar, marked at A1. The exhibit detailed the substandard lots in relation to the board case. Fletcher said that granting this proposed structure would preserve the neighborhoods density and promote the rehabilitation of housing stock furthering Carteret's Master Plan. The board case meets all of the required bulk standards, setbacks, coverages and height; the benefits outweigh the detriments. Motion was made to the public, no public present. Motion was made by Mr. James to approve and seconded by Mr. Black and carried with a voice vote of six. No one opposed.

ZB-19-01 T-Mobile Northeast LLC

2500 Blair Road

Block: 2802 Lot: 6

Interpretation

Present: Frank Ferraro, Attorney; Doug Roberts, Architect

All present to represent board case ZB-19-01 was sworn in and accepted by present board. The board case for T-Mobile's application requests the colocation of 9 antennas. Mr. Roberts stated he is familiar with the property and has reviewed the application request. The antennas would be an addition to the existing tower; the addition would not increase the structures height. The antennas would protrude approximately six feet which is similar to preexisting antennas. The proposed equipment will be located in the existing compound, no portion will be concealed. The structural report states the tower is at 92.8% of capacity the addition of the antennas will not negatively affect the structural integrity. Motion

was made to the public, no public present. Motion was made by Mr. James to approve and seconded by Mr. O'Connor and carried with a voice vote of six. No one opposed.

Motion to adjourn by Mr. James and seconded by Mr. Banko meeting adjourned at 7:30 p.m.

Next Regular Meeting Tuesday, March 19, 2019

Respectfully submitted
Lauren S. Curran, Zoning Board of Adjustment