

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

Pledge to the flag

Present: Mr. James, Mr. Black, Ms. Helly, Mr. Banko, Mr. Chen, Ms. Peticca, Mr. Del Priore, Mr. DuPont, Ms. Curran, Thomas Jardim, Esq.

Absent: Mr. O'Connor

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

Ms. Peticca was sworn in by Mr. Jardim.

Hearing:

ZB-19-06 Virk Apartments

66 Maple Street

Block: 6207 Lot: 12

Site Plan Variance

Present: John Spoganetz, Esq., Attorney; Angelo Valetutto, Engineer and Planner

All present to represent board case ZB-19-06 was sworn in and accepted by board. Mr. Spoganetz provided an overview of the application, requesting to remove the bar on the first floor and replace with an apartment; an existing apartment is located on the second floor. Mr. Valetutto acknowledged the engineering review letter from John DuPont as well as one from the Middlesex County Board which stated no action was required on their end. Mr. Valetutto stated that four off street parking spaces are proposed in this application. Mr. Valetutto discussed the flood plain elevation. The application will need to be submitted to the DEP, coming to the Borough Zoning Board is the applicant's first step. A tree is located on the corner of the property that has grown very large, it was agreed upon to remove and replace with a manageable size tree for the existing location. Tax documents of the property was presented to the board, marked as exhibit A1. The buildings located on the property predate the municipality's first zoning ordinance. The board requested, as a condition of approval, the property owner to agree upon an access agreement with the neighbor due to the property extending over the property line. After discussion with the board members regarding concerns of the parking, six parking spots will be provided to meet the RSIS standard. Motion was made to the public. Resident from 11 Wheeler Avenue voiced concerns of influx of people with the proposed two units as well as parking.

Motion was made by Mr. Black to approve and seconded by Mr. James and carried with a voice vote of seven. No one opposed.

Motion to adjourn by Mr. Black and seconded by Mr. James meeting adjourned at 8 p.m.

Next Regular Meeting Tuesday October 22, 2019

Respectfully submitted

Lauren S. Curran, Zoning Board of Adjustment