

Meeting was called to order by Mr. James Jr. 6:30 p.m.

Pledge to the flag

Roll Call:

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

Absent: Mr. Chima

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

Minutes approved from June 19, 2018 meeting

Memorialized Resolutions:

ZB-18-004 Vigilant Deployment

120 Minue Street

Block 2706 Lot 2

Interpretation

ZB-18-005 Leffert Properties, LLC

20 & 24 Lefferts Street

Block 5601 Lot 8, 9

Variance Plan

Hearing:

ZB-18-003 Hemingway International

Mr. James advised the board case will be carried without further notice to September's meeting.

ZB-18-006 United Roosevelt Savings Bank

11-15 Cooke Avenue

Block 6501 Lot 9, 10, 14 &15

Variance Plan

Present: John Spoganetz, Attorney; Angelo Valetutto, Planner; Vincent Wolk, Architect.

All present to represent board case ZB-18-006 was sworn in and accepted by present board. As per Mr. Spoganetz a front yard variance is requested for the location. Mr. Wolk explained the proposed elevation will include a new efface of metal panels and a straight run canopy on the front of the building in a form of a glass curtain. A1 & A2 renderings were presented to the board. Mr. Valetutto goes into detail regarding the applicant's bulk and technical use variance request. The subject property is split by two zones, making this an expansion a nonconforming use. Mr. DuPont states that the changes requested would result in no adverse impact.

Motion to the public was made by Mr. James, no public testimony.

Motion was made by Mr. Black, seconded by Mr. Banko, and carried with a voice vote of seven. No one opposed

ZB-18-002 Cloty Investments

85 A Lowell Street

Block 6604 Lot 24

Subdivision

Present: John Spoganetz, Attorney; Angelo Valetutto, Planner; Malkit Singh, Applicant

All present to represent board case ZB-18-002 was sworn in and accepted by present board. The applicant is requesting a subdivision which will have a single family free standing house constructed on Block 6604 Lot 24. There is one single family structure on the plat of land; the subdivision would include an additional. Mr. Valetutto presented a copy of the Borough Tax Map marked at A-1 and identified small lots within a 200ft radius of subject property. The RSIS would be met if a subdivision was granted and building height would be within standard of the Borough. Mr. DuPont explains to the board and public that the density will not meet standard and 11 Variances are being requested. However, Mr. Valetutto stated the new construction of a house on the proposed subdivision would meet all dwelling bulk standards.

Mr. James expressed concern of granting approval to create an extremely small lot by setting precedent for potential future applications.

Motion to the public was made by Mr. James; Jason Hawrylak from Wisniewski Associates representing Larry D'Amato, resident of Carteret. Hawrylak presented a goggle maps depiction of the property marked at O-1. Mr. Hawrylak discussed his clients concerns regarding the shrubbery on the proper line. Mr. Haweylak expressed his clients disdain for the subdivision.

Mr. Jardim reviewed the conditions of the case for the board to vote.

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

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

Next Regular Meeting Tuesday, September 18 2018

Respectfully submitted
Lauren S. Curran, Zoning Board of Adjustment