

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. Jardim, Mr. DuPont, Ms. Curran

Absent: Mr. Chima, Mr. O'Connor, Mr. Hernandez

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

Minutes approved from September 18, 2018 meeting

Memorialized Resolutions:

ZB-18-03 Hemingway International

120 Minue Street

Block 2706 Lot 2

Interpretation

Hearing:

ZB-18-07 John Zawadzki

348 Carteret Avenue

Block 3612 Lot 2 & 3

Minor Subdivision

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

All present to represent board case ZB-18-07 was sworn in and accepted by present board. The applicant is requesting a subdivision of the property which contains two preexisting houses on a single lot. Both parents of applicant passed away resulting in the request to conform the lot to MLUL standards to subdivide the plat of property. 348 Carteret Avenue is regarded as the original house which was built in the late 1940's as a two family house. 346 Carteret Avenue was built as a two family built by applicant's father. Both properties are on one deed as per the Borough's Accessors office and share one tax bill.

Angelo Valetutto reviewed the Engineer's Report from Mr. DuPont and discussed his suggestions and requirements for the potential subdivision. The subdivision would split the property perpendicularly from Carteret Avenue to Elm Street. Applicant is not proposing any improvements to the property; only improvements to property will be curb and sidewalk paving requested in the Engineer's letter. One dwelling on each subdivided lot is being proposed, the plat is considered suitable for the requested subdivision as per Valetutto with no adverse effects to the surrounding area or Borough.

Parking requirements were discussed regarding the subdivision of the properties. A penalty was addressed due to the zoning requirements of the Borough regarding the deficiency of spaces totaling \$5,000. The penalty was agreed upon by the applicant.

Motion was made to the public, no public present.

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

Motion was made by Mr. James to approve and seconded by Mr. Black and carried with a voice vote of five. 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, December 11, 2018

Respectfully submitted

Lauren S. Curran, Zoning Board of Adjustment