

**ZONING BOARD OF ADJUSTMENT  
MINUTES  
MAY 24, 2011**

Meeting was called to order at 6:43 PM by Mr. James

**Roll Call:**

Present	Absent	Excused
Mr. Black		
Mr. Hyrcuna		Mr. Heim
Mr. Montavani		
Mr. James		
Ms. Naples		
Mr. Centra	Mr. Torres	
Mr. Pusillo		
Mr. Clarkin		
Mr. DuPont		
Mr. Neibert		
Ms. Keratt		

Mr. Clarkin read the Open Public Meeting Notice.

Pledge to the flag.

Motion was made and 2<sup>nd</sup> to approve the minutes of the meeting held March 22, 2011.

**Memorialize Resolutions**

ZB-10-009	Raia & Sirignano Development, Co. 3 Lefferts St. (Block 136 Lot 46.01)	Approved	"C" & "D" Variances/Site Plan
ZB-10-011	Raia & Sirignano Development, Co. 558 Roosevelt Ave. (Block 136 Lot 46.02)	Approved	"C" & "D" Variances/Site Plan
ZB-11-005	Borough of Carteret. Salem Avenue (B-270-L-15)	Approved	"C" & "D" Variances
ZB-11-006	Borough of Carteret 68 Essex Street (B-252 L-1)	Approved	"C" & "D" Variances
ZB-11-007	Borough of Carteret 68 Union Street (B-251 L-2)	Approved	"C" & "D" Variances

**Hearing:**

ZB-11-004	Syed Abbas 35 Harrison Ave. B-375 L-13)	"C" Variance
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Applicant is seeking variance for driveway and walkway.

Mr. Abbas was sworn in to testify. Mr. Neibert recused himself because of summons issued. The applicant replaced his driveway expanding it without getting a variance to do so. The driveway should have been 10 to 12' and was 16' when completed. The applicant said he was not aware of the ordinance. Mr. DuPont said it does not impact the neighbor and inspected the job. He said it looked good. Motion was made and 2<sup>nd</sup> to open to the public. No public present. Mr. Clarkin explained the form of the motion. Motion was made and 2<sup>nd</sup> to approve this application all I favor. Approved

ZB-11-008	Butter Construction Inc. 3 Christopher St. (B 130 L 13)	"D" Variance/Sub Division
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Applicant is seeking a sub division and a "D" variance.

Mr. Dato, attorney for the applicant. Mr. Fletcher, engineer for the applicant, was sworn in to testify. The applicant proposes to demolish existing structure, sub divide the lot and construct a duplex dwelling. Mr. Fletcher explained the application in detail and went over Mr. DuPont's letter dated May 20, 2011. The

applicant agreed to the items in the letter. Motion was made and 2<sup>nd</sup> to open to the public. No public present. Mr. Clarkin explained the form of the motion. Motion was made and 2<sup>nd</sup> to approve this application. Approved

ZB-11-009	Butter Construction Inc. Warren Street (B 251 L 7)	"D" Variance/Sub Division
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Applicant is seeking a "D" variance and a sub division.

Mr. Dato, attorney to the applicant. Mr. Fletcher, engineer for the applicant, was sworn in to testify. The applicant is proposing to sub divide the existing vacant lot into two lots and construct a single family dwelling on each lot. Mr. Fletcher explained the application in detail and went over Mr. DuPont's letter dated May 20, 2011 and agreed to all the items. These units are smaller in size then the previous application. Motion was made and 2<sup>nd</sup> to open to the public. No public present. Mr. Clarkin explained the form of the motion. Motion was made and 2<sup>nd</sup> to approve this application. Approved.

Mr. Neibert and Mr. DuPont brought up the issue of a perimeter security project for 1300 Federal Blvd. Mr. Clarkin explained that as long as no variances are needed this could be an administrative approval by the Board. Motion was made and 2<sup>nd</sup> to approve all in favor. Approved.

Motion was made and 2<sup>nd</sup> to adjourn all in favor.

**Next Regular Zoning Board of Adjustment Meeting is June 28, 2011**

Respectfully submitted  
Mary Jane Keratt  
Clerk, Zoning Board of Adjustment

Cc: Board Members                      Construction Office  
Borough Clerk                          1 CD on File