

**REGULAR MEETING ZONING BOARD OF ADJUSTMENT
MINUTES
March 23, 2010**

Meeting was called to order at 6:45 PM by Mr. Clarkin.
Mr. Clarkin read the Open Public Meeting Notice.

Roll Call:

Present	Absent	Excused
Mr. Black		
Mr. Hyrcuna		
Mr. Heim		
Mr. Montavani		
Mr. James		Ms. Naples
		Ms. Spiga
Mr. Centra		
Mr. .Pusillo	Mr. Torres	
Mr. Clarkin		Mr. Dupont
Mr. Neibert		Mary Jane Keratt
Pledge to the flag.		

Motion was made and 2nd to approve the minutes of the meeting held February 23, 2010

Memorialize Resolutions:

ZB-09-002	Samina Jamile 1 Lafayette St. B-154 L-10	"C" Variance
ZB-10-005	Muhammad Abdullah 14 Tennyson St. B-106 L-12	"D" Use Variance
ZB-10-007	Rajwinder Mann 11 Cathrine St. B-100 -12	Variance
ZB-10-006	Alard Realty Assoc. Self Blvd./Federal Blvd. B-64.02 L6.01/6.11	96 Bulk Variances
ZB-10-001	F&P Chateau, LLC 8 Holly Street (B-285 L-15)	"C"&"D" Variance Site Plan
ZB-10-002	C&M Door Controls Inc. Atlantic Street (B-224 L-3)	"D" Use Variance Sub Div. & Site Plan

Hearing:

ZB-10-008	Roberto Valdivieso 145 Lowell St. (B-196 L-5)	"D" Variance/Site Plan
Applicant is seeking "D" Variances and site plan approval.		

Mr. Dato, attorney for applicant. Mr. Fletcher, engineer and planner for the applicant. The applicant is requesting a use variance to convert the existing two family and beauty salon into a three family dwelling. Mr. Valdevieso was sworn in and stated the Beauty Salon has been vacated as of January 2010. There was a lengthy conversation on parking requirements and the deed restrictions. Motion made to open to public. Mr. Clarkin explained the form of the motion. A vote was called on whether or not to rescind the prior conditions of the beauty salon. Mr. Neibert explained if approved applicant would have to register with the state for a multiple dwelling. He also requested architectural plans to be submitted. Motion made to reopen to public regarding the use of the property. Comments were made in favor of the applicant. Motion closed to public. Application carried over to next meeting

ZB-09-004

Butter Construction
12 Lefferts St.

Amended Resolution

Applicant is seeking amended resolution.

Mr. Dato, attorney for applicant. The applicant is seeking to remove the previously approved age restriction from this application. There was a discussion on the March 2010 letter from Fletcher Engineering regarding the site improvements and infrastructure requirements related to the conversion. Mr. Fletcher testified the building footprint would remain the same along with the height and setback requirements. Mr. Butter was sworn in and stated no construction had started up to date and the market for age restricted housing at this time was down. A motion was made to open to the public. Several residents stated their concerns regarding zoning, parking and impact on the neighborhood. Motion closed to public. Motion opened to board. Motion made and seconded to deny application. Denied

ZB-07-006

Omnipoint Communications, Inc.
58 Grant Ave. (Block 113 Lot 4)

"C" & "D" Variances / Site Plan

Applicant is seeking "C" and "D" variances and site plan approval.

Gregory Meese, attorney for applicant. Omnipoint is proposing to construct a wireless Telecommunications facility. In addition the applicant is proposing a fenced in equipment compound. Frank Colasurdo, architect for applicant was sworn in. He described in detail the multi sided monopole along with the antennas to be constructed. Mr. Clarkin stated there was an easement on the property. There was a brief discussion on the site and use variances. Due to the nature of the hour the chairman suggested the case be held over to the next scheduled meeting April 27, 2010.

Motion was made and 2nd to adjourn all in favor.

Next regular Zoning Board of Adjustment Meeting is April 27, 2010

Respectfully submitted
Ottavia Kurdyla
Clerk, Zoning Board of Adjustment

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