

CALL TO ORDER:

The re-organization meeting was called to order at 7:30 p.m. at Borough Hall by Chairwoman Christina Hembree with the reading of the Open Public Meetings Act.

PLEDGE OF ALLEGIANCE

2020 REORGANIZATION

SWEARING IN OF NEW APPOINTMENTS AND RE-APPOINTMENTS

The following members were sworn in by Attorney Princiotta:

Member: Michael Kaufman (term ending December 31, 2023)

Alternate #2: Dianna Cereijo (term ending December 31, 2021)

ROLL CALL:

Christina Hembree, Chairwoman	Present
Dianna Cereijo, Alt 2	Present
Sanjeev Dhawan	Present
Emilia Fendian	Present
Robert Hayes	Present
Michael Kaufman	Present
Robin Malley	Present
Gary Newman	Present
Hasmig Yetemian, Alt 1	Present
S. Robert Princiotta, Esq.	Present
Evan Jacobs, Engineer	Present
Richard Preiss, Planner	Not Requested
Meg Smith, Secretary	Present

Chairwoman of the Zoning Board: Mrs. Hembree was nominated for the position of Chairwoman of the Zoning Board for the year 2020 by Ms. Fendian, and seconded by Mr. Newman. All board members were in favor on a roll call vote.

Vice Chairman of the Zoning Board: Ms. Malley was nominated for the position of Vice Chairwoman of the Zoning Board for the year 2020 by Chairwoman Hembree, and seconded by Mr. Hayes. All board members were in favor on a roll call vote.

Board Attorney for the Zoning Board: Mr. Princiotta was nominated for the position of Board Attorney for the Zoning Board for the year 2020 by Mr. Newman, and seconded by Ms. Malley. All board members were in favor on a roll call vote.

Board Engineer for the Zoning Board: Evan Jacobs of Neglia Engineering was nominated for the position of Board Engineer for the Zoning Board for the year 2020 by Mr. Hayes, and seconded by Ms. Fendian. All board members were in favor on a roll call vote.

Board Planner for the Zoning Board: Richard Preiss of Phillips Preiss Gryciel LLC was nominated for the position of Board Planner for the Zoning Board for the year 2020 by Mr. Dhawan, and seconded by Mr. Kaufman. On a roll call vote, all board members were in favor of the appointment except for Ms. Malley and Mr. Newman who abstained from the vote.

Board Traffic Engineer for the Zoning Board: Brian Intindola of Neglia Engineering was nominated for the position of Board Traffic Engineer for the Zoning Board for the year 2020 by Mr. Newman, and seconded by Mr. Hayes. All board members were in favor on a roll call vote.

Board Secretary for the Zoning Board: Meg Smith was nominated for the position of Board Secretary for the Zoning Board for the year 2020 by Mr. Newman, and seconded by Ms. Malley. All board members were in favor on a roll call vote.

APPROVAL OF MINUTES:

The minutes of Open Session for December 17, 2019 were approved on a motion from Ms. Malley, seconded by Mr. Dhawan. Ms. Hembree, Mr. Dhawan, Ms. Malley and Ms. Yetemian. Ms. Fendian, Mr. Hayes, Mr. Kaufman and Mr. Newman abstained due to absence at that meeting.

NEW APPLICATION

Farrell Slater

Block 1704 Lot 3.01

4 Dimino Court

R-22.5 Zone

Variances needed for a rear façade addition along with an inground pool and patio. Total lot coverage proposed is 33.1% where 30% is allowed.

Mr. Hayes lives near this property and confirmed that he is not on the 200 foot list.

Ms. Osterkorn, Engineer for the applicant, was sworn in and labeled the following exhibits:

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| A-1 | Survey dated 1/7/2010 |
| A-2 | Four (4) photos |
| A-3 | Existing Condition and Pool Plan |
| A-4 | Structure Plan from Thursday Pool |
| A-5 | Board Engineer review letter dated 12/17/19 |
| A-6 | Applicant's Engineer response letter |

Ms. Osterkorn stated that this property is located on the corner of Dimino Court and Glen Road. It is an undersized lot with 21,552 feet provided and 22,500 required. Ms. Osterkorn stated that there are currently walls around the property on Dimino Court and Glen Road and that the house sits higher on this property.

Ms. Osterkorn stated that this pool plan meets front, side and rear yard setback requirements. Ms. Osterkorn explained that the rear property cannot be seen as it is buffered with trees and elevated. There will be no tree removal. Ms. Osterkorn stated that a coverage variance is needed. 33.1% total lot coverage is proposed and 30% total lot coverage is allowed in this zone.

Ms. Osterkorn stated that the coverage overage was compensated by a perimeter drain proposed around the patio area and the addition of a seepage pit. Ms. Osterkorn stated that landscaping will also be added.

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Mr. Princiotto questioned the size of the patio.

Ms. Osterkorn stated that the patio will be 650 square feet

Mr. Newman questioned how many feet is this application over for coverage.

Ms. Osterkorn stated that it is over by 668 square feet.

Mr. Newman stated that because this lot is undersized it contributes to the coverage overage.

Mr. Hayes stated that this property is well screened.

Mr. Princiotto asked Ms. Osterkorn to address the Board Engineer comments.

Ms. Osterkorn stated that there is an addition proposed for a small bathroom with outside access only. There are no architectural plans for this addition yet.

Mr. Newman confirmed that this addition is included in the coverage calculations.

Ms. Malley questioned the location of the pool equipment and questioned if it will be placed on a pad.

Ms. Osterkorn confirmed that the pool equipment is located to the left of the pool on a pad.

Ms. Osterkorn stated that the applicant lengthened perimeter drains and that the seepage pit meets borough standards. Ms. Osterkorn stated that all Board Engineer comments were addressed.

Mr. Jacobs confirmed that all comments were addressed.

Mr. Dhawan stated that the patio and pool elevations seemed flat.

Ms. Osterkorn stated that the pool and patio will pitch to the perimeter drain and adjustments will be made during construction if needed.

Mr. Jacobs confirmed that spot grades will be done during construction and grades will be adjusted to pitch to the perimeter drains.

Ms. Hembree opened the meeting to the public. With no one from the public wishing to speak, the meeting was closed to the public.

Mr. Princiotto advised the Board that a letter was received regarding this application. Mr. Princiotto stated that this letter is not being introduced into the record but that it was not an objection.

Mr. Newman made a motion to approve this application with the coverage variance requested subject to conditions of the Engineering review letter. Ms. Fendian seconded the motion. On a roll call vote, all board members were in favor of the motion to approve this application.

Mr. Princiotto advised the applicant that the Resolution of Approval will be ready for the next Zoning Board meeting scheduled for February 25th.

APPROVAL OF 2020 ZONING BOARD MEETING DATES

Resolution No. 20-01

After Board discussion, the May meeting date was changed from May 26th to May 19th, the September meeting date was changed from September 22nd to September 29th and the December meeting date was changed from December 22nd to December 15th. A motion to approve the 2020 schedule of the Zoning Board meetings as discussed and amended was made by Mr. Newman, seconded by Mr. Dhawan, and carried by all.

The Board discussed the 2019 Annual Report. A motion to approve this report was made by Mr. Hayes and seconded by Mr. Kaufman. All board members were in favor of the motion.

Mr. Newman made a motion to go to Closed Session and it was seconded by Mr. Hayes. All board members were in favor of the motion. This closed session was documented by Resolution 20-02 for litigation regarding Valley Chabad and WCL Realty at 62 Broadway.

A motion to go to Open Session was made by Mr. Hayes and seconded by Mr. Newman. All board members were in favor of the motion.

APPROVAL OF CLOSED SESSION MINUTES:

A motion was made by Ms. Yetemian to approve the Closed Session minutes for November 26, 2019. Mr. Hayes seconded the motion and all board members were in favor of the motion.

A motion was made by Ms. Yetemian to approve the Closed Session minutes for December 17, 2019. Ms. Malley seconded the motion. Ms. Hembree, Ms. Malley, Mr. Dhawan and Ms. Yetemian voted to approve the motion. Ms. Fendian, Mr. Kaufman, Mr. Hayes and Mr. Newman abstained due to absence at that meeting.

The meeting was adjourned on a motion from Mr. Newman, seconded by Mr. Dhawan, and carried by all.

Respectfully submitted,

Meg Smith