

**CALL TO ORDER:**

The re-organization meeting was called to order at 7:30 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

**PLEDGE OF ALLEGIANCE**

**2021 REORGANIZATION**

**SWEARING IN OF NEW APPOINTMENTS AND RE-APPOINTMENTS**

The following members were sworn in by Attorney Princiotto:

Member: Robin Malley (term ending December 31, 2025)

Member: Lynda Picinic (term ending December 31, 2025)

Alternate #2: Barbara Bushell (term ending December 31, 2023)

**ROLL CALL:**

Robin Malley, Chairwoman	Present
Barbara Bushell, Alt 2	Present
Dianna Cereijo	Present
Sanjeev Dhawan, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Present
Philip Maniscalco, Alt 1	Present
Gary Menze	Absent
Lynda Picinic	Present

S. Robert Princiotto, Esq.	Present
Anthony Kurus, Engineer	Present
Elizabeth Leheny, Planner	Present
Meg Smith, Secretary	Present

**Chairwoman of the Zoning Board:** Ms. Malley was nominated for the position of Chairwoman of the Zoning Board for the year 2022 by Ms. Hembree, and seconded by Ms. Picinic. All board members were in favor on a roll call vote.

**Vice Chairman of the Zoning Board:** Mr. Dhawan was nominated for the position of Vice Chairman of the Zoning Board for the year 2022 by Mr. Kaufman, and seconded by Ms. Hembree. All board members were in favor on a roll call vote.

**Board Attorney, Board Engineer, Board Planner, Board Traffic Engineer and Board Secretary for the Zoning Board:** Mr. Princiotto was nominated for the position of Board Attorney, Mr. Kurus was nominated for the position of Board Engineer, Ms. Leheny was nominated for the position of Board Planner, Mr. Intindola was nominated for the position of Traffic Engineer, and Ms. Smith

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was nominated for the position of Board Secretary for the year 2022 by Vice Chairman Dhawan, and seconded by Ms. Cereijo. All board members were in favor on a roll call vote.

**APPROVAL OF MINUTES:**

The minutes for December 14, 2021 were approved on a motion from Ms. Picinic, seconded by Mr. Maniscalco. All board members were in favor of approval.

**RESOLUTIONS OF APPROVAL**

**Lelevani & Kristina Baratelli**

**Block: 907 Lot: 2.03**

**4 Knollwood Road**

**R-30**

Requesting a variance for an inground pool which requests Maximum Total Coverage of 31.8% where 30% is required.

A motion was made by Ms. Picinic and seconded by Mr. Kaufman to approve the Resolution for variances requested. On a roll call vote Chairwoman Malley, Ms. Cereijo, Vice Chairman Dhawan, Ms. Hembree, Mr. Kaufman, Ms. Picinic and Mr. Maniscalco voted in favor of the motion.

**APPLICATIONS (Continued)**

**216 Broadway, LLC**

**Block: 2602 Lot: 11**

**216 Broadway**

**R-15**

Requesting variances for 1) A Use variance for multiple dwellings in a single-family zone 2) Maximum Building Coverage of 16.1% where 15% is required (Existing non-conforming with no change). 3) Maximum Total Coverage of 60.5% where 40% is required (Existing non-conforming at 55.8%). 4) Total Maximum Height of 40.1 feet where 30 feet is required (Existing non-conforming is 33.5 feet). 5) Minimum Front Yard Setback of 18.5 feet on Broadway and 31.8 feet on Highview Ave where 35 feet is required (Existing non-conforming with no change). Received 9/8/21; Deemed administratively complete on 9/14/21; Deemed complete by Borough Engineer on 10/14/21.

Transcript of this application will be provided by the applicant.

It was announced that this application would be continued at the next Zoning Board meeting on February 22, 2022.

**APPROVAL OF 2021 ZONING BOARD MEETING DATES**

**Resolution No. 22-01**

After Board discussion, a Special Meeting was added on February 8, 2022 to discuss the revised draft recommendations for the Master Plan. A motion to approve the 2022 schedule of the Zoning Board meetings as discussed and amended was made by Ms. Hembree, seconded by Ms. Cereijo, and carried by all.

The Board discussed the 2021 Annual Report. A motion to approve this report was made by Ms. Hembree and seconded by Vice Chairman Dhawan. All board members were in favor of the motion.

**Zoning Appeal – Review of Zoning Denial at 24 Hunter Ridge Road**

Mr. Princiotto stated that this Zoning appeal is to review a Zoning Denial by the Zoning Officer.

Mr. Stamos, attorney for the applicant, stated that the original denial was for a basketball court which was a separate structure. The second submission requested an extension to an existing driveway. Mr. Stamos stated that no variances were needed and that the additional coverage was not for a basketball court.

Mr. Stamos stated that the original proposal was 50 feet by 30 feet and that the revised proposal was 20% less than originally requested.

Mr. Stamos stated that the original denial noted that a structure is not permitted in the front yard but that the revised proposal was for a driveway extension which is permitted in the front yard. Mr. Stamos stated that there was no proper reason to deny this revised application.

Chairwoman Malley asked who the applicant, Mr. Twersky, was.

Mr. Yoskowitz, owner, stated that he was a friend who handled this application while he was away.

Mr. Princiotto questioned if this area would be turned into a basketball court and stated that this revised request was similar to the previous request. Mr. Princiotto noted that Mr. Twersky applied for the first Zoning application and applied again for the second application.

Mr. Stamos stated that there are no applications for a hoop in the driveway from anyone in town.

Ms. Cereijo questioned if this proposed parking area was accessible to vehicles.

Ms. Picinic stated that the driveway does not match on-line photos.

Chairwoman Malley stated that she didn't think it made sense to connect the driveway extension as proposed.

Mr. Stamos stated that everyone in town with a hoop in their driveway should get a violation.

Chairwoman Malley stated that most residents who have a hoop in their driveway use their existing driveway near the garage and do not request a sizeable driveway extension.

Ms. Hembree stated that she is relying on the professional opinion of the Zoning Officer.

Ms. Picinic agreed with Ms. Hembree.

Ms. Hembree made a motion to affirm the denial by the Zoning Officer, and Ms. Picinic seconded the motion. On a roll call vote, all board members voted to affirm the decision to deny this Zoning Application.

**The meeting was adjourned** on a motion from Ms. Bushell, seconded by Mr. Maniscalco, and carried by all.

Respectfully submitted,

Meg Smith