

CALL TO ORDER:

This 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

ROLL CALL:

Robin Malley, Chairwoman	Present
Barbara Bushell, Alt 2	Present
Dianna Cereijo	Absent
Sanjeev Dhawan, Vice Chairman	Absent
Christina Hembree	Present
Michael Kaufman	Absent
Philip Maniscalco, Alt 1	Present
Gary Menze	Present
Lynda Picinic	Present
S. Robert Princiotta, Esq.	Present
Brian Intindola for Anthony Kurus, Engineer	Present
Elizabeth Leheny, Planner	Absent
Meg Smith, Secretary	Present

APPROVAL OF MINUTES

The minutes for January 25, 2022 were approved on a motion from Mr. Maniscalco, seconded by Ms. Bushell. All board members were in favor of approval.

The minutes for February 8, 2022 were postponed until the next meeting.

RESOLUTION OF APPROVAL

A motion was made by Ms. Hembree and seconded by Mr. Maniscalco to approve the Resolution for the 2021 Zoning Board Annual Report. All board members were in favor of the approval.

RESOLUTION OF DENIAL

A motion was made by Ms. Hembree and seconded by Ms. Bushell to approve the Resolution of Denial for the Zoning Appeal at 24 Hunter Ridge Road. All board members were in favor of the denial.

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).

Transcript of this application will be provided by the applicant.

Applicant has requested a special meeting to continue this application. The board secretary will poll the board and provide dates. Since date could not be provided at this meeting, the applicant will have to re-notice with publication and certified mailing to properties on the 200 foot list.

APPLICATION (New)

Richard Conboy (Revised)
20 Reeds Lane

Block: 2006 Lot: 4
R-22.5 Zone

Request to modify new single-family home previously approved with an addition. Combined yard setback of 43 feet where 60 feet is required for this addition.

Mr. Princiotto verified that proof of notice and publication had been received.

Mr. Molinelli, attorney for the applicant, stated that this is application is a modification to a previous approval in March of 2021. This approval was to construct a new home which required a variance for combined side yard. Mr. Molinelli stated that this home is in the middle of construction and the owner/contractor, Richard Conboy, realized that he wanted to change the floorplan to create a home office. The mudroom off of the garage will be removed and this area will be extended 8 feet by 10 feet to create the home office space. Mr. Molinelli explained that this will be a slight increase to building and total coverage but both will remain under the allowable 15% and 30% respectively.

Mr. Conboy, owner and contractor, was sworn in. Mr. Conboy stated that the home would be more marketable with a home office. The total size of the home office will be 11 feet by 12 feet after it is extended.

Mr. Molinelli shared his screen and displayed the Site Plan with a re lined area noting the addition requested.

Mr. Molinelli shared his screen and displayed photo A-2 of the rear of the home.

Mr. Conboy stated that windows in this area will be removed and the leader drains will still collect water and be connected to the seepage pit.

Mr. Molinelli shared his screen and displayed photo A-1 of the rear corner of the home where the addition is proposed. Mr. Molinelli stated that there will be a window on the side and a double window facing the back yard from this office space.

Chairwoman Malley questioned if this is a spec house or if it was sold.

Mr. Conboy stated that it was a spec house.

Ms. Picinic questioned if the addition extends to the end of the house or if it was 3 feet in.

Mr. Conboy stated that the addition would be 3 feet in from the end of the house and that the depiction was not correct.

Public Session

The meeting was opened to the public on a motion from Ms. Picinic, seconded by Mr. Maniscalco, and carried by all.

The phone number was provided to the public to call in with any questions or concerns. The public was also advised that if they were participating via Zoom that they could raise their hand to ask a question or make a comment.

There were no members of the public calling in or raising their hand on Zoom.

The meeting was closed to the public with a motion by Ms. Picinic, seconded by Mr. Maniscalco, and carried by all.

Mr. Molinelli stated that the applicant will comply with all comments in the Neglia Engineering review letter dated 1/19/22.

A motion was made by Ms. Picinic to approve this application and was seconded by Mr. Maniscalco. On a roll call vote, all board members present were in favor of the motion.

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

Respectfully submitted,

Meg Smith