

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	Present
Sanjeev Dhawan, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Present
Philip Maniscalco, Alt 1	Present
Gary Menze	Present
Lynda Picinic	Present
S. Robert Princiotta, Esq.	Present
Anthony Kurus, Engineer	Not requested
Elizabeth Leheny, Planner	Not requested
Meg Smith, Secretary	Not requested

APPROVAL OF MINUTES

The minutes for March 22, 2022 were approved as edited on a motion from Ms. Bushell, seconded by Vice Chairman Dhawan. All board members were in favor of approval.

The minutes for March 30, 2022 were approved on a motion from Ms. Bushell, seconded by Mr. Maniscalco. All board members were in favor of approval with the exception of Ms. Cereijo and Vice Chairman Dhawan who abstained due to absence at this meeting.

RESOLUTIONS OF APPROVAL

Jacqueline & Peter Gadaleta
69 West Hill Road

Block: 2107 Lot: 1
R 22.5 Zone

Request to expand existing patio requiring a rear yard setback of 10 feet where 20 feet is required. Received 2/2/22; Deemed administratively complete 2/1/22; Deemed complete by the Board attorney 2/10/22;

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

216 Broadway, LLC
216 Broadway

Block: 2602 Lot: 11
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).

A motion was made by Ms. Bushell and seconded by Ms. Picinic to approve the Resolution for variances requested. On a roll call vote Chairwoman Malley, Mr. Menze, Mr. Kaufman, Ms. Picinic, Mr. Maniscalco and Ms. Bushell voted in favor of the motion. Ms. Cereijo and Vice Chairman Dhawan abstained from the vote due to absence at the March 30, 2022 meeting.

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

Respectfully submitted,

Meg Smith