

**CALL TO ORDER:**

The re-organization meeting was called to order at 7:35 p.m. via Zoom webinar by Chairwoman Robin Malley with the reading of the Open Public Meetings Act.

**PLEDGE OF ALLEGIANCE**

**2023 REORGANIZATION**

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

The following members were sworn in by Attorney Princiotto:

Member: Sanjeev Dhawan (new term ending in 2026)

Alternate #2: Gerald Barbara (new term ending in 2024)

**ROLL CALL:**

Robin Malley, Chairwoman	Present
Dianna Cereijo	Absent
Sanjeev Dhawan, Vice Chairman	Present
Christina Hembree	Present
Michael Kaufman	Present
Philip Maniscalco	Present
Lynda Picinic	Present
John Altadonna, Alt. 1	Absent
Gerald Barbara, Alt. 2	Present
S. Robert Princiotto, Esq.	Present
Anthony Kurus, Engineer	Absent
Elizabeth Leheny, Planner	Absent
Clairese Neumann, Secretary	Present

**Chairwoman of the Zoning Board:** Ms. Malley was nominated for the position of Chairwoman of the Zoning Board for the year 2023 by Ms. Hembree and seconded by Mr. Maniscalco. 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 2023 by Ms. Hembree and seconded by Chairwoman Malley. 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. Neumann was nominated for the position of Board Secretary for the year 2023 by Ms. Hembree, and seconded by Chairwoman Malley. All board members were in favor on a roll call vote.

**APPROVAL OF MINUTES:**

The minutes for December 13<sup>th</sup>, 2022, were approved as amended on a motion from Ms. Hembree, seconded by Mr. Maniscalco. All board members were in favor of approval. Closed session minutes from December 13<sup>th</sup>, 2022, were approved but not to be distributed on a motion by Ms. Picinic, seconded by Mr. Maniscalco.

**RESOLUTIONS OF APPROVAL**

**24 Hunter Ridge Road**

**Block: 1108 Lot: 5.01**

**David Yoskowitz**

**R-30**

Requesting a use variance to permit a recreational court / basketball court in the front yard of the property. This would also require a variance for an accessory structure in a front yard where only side or rear yard is permitted and a front yard setback of 6.2 ft. where 50 ft. is required.

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

**APPROVAL OF 2021 ZONING BOARD MEETING DATES**

**Resolution No. 23-01**

After Board discussion, the date for the April Meeting was changed to April 18<sup>th</sup> from April 25<sup>th</sup>. A motion to approve the 2023 schedule of the Zoning Board meetings as amended was made by Ms. Hembree, seconded by Mr. Maniscalco, and carried by all.

**BOARD DISCUSSION**

The Board discussed the 2022 Annual Report. Changes were requested by the Board attorney and board members. Approval the 2022 Annual Report was carried to the next meeting.

**APPLICATIONS(NEW):**

**Blair & Brett Moldoff**

**Block: 1805**

**Lot: 20.01**

**35 Winding Way**

**R-22.5 Zone**

Applicant seeks to add a 9' x 49'-4" room to the rear of the existing home, which if constructed will be located 32.5' from the rear property line where 40' is required. A variance for 7.5' is requested. Additionally, the proposed addition will increase the total improved coverage from 31.8% to 34.7% where a maximum of 30 % is required. A variance for 4.7% or 1,298 sq. ft. is requested.

The Application for 35 Winding Way is opened to the board. The notice for the application was verified by the Board secretary. Mrs. Moldoff, the applicant was sworn in first by Mr. Princiotta. Mrs. Moldoff stated they are seeking the two variances to expand on their kitchen and add an in-law suite after they looked at other options but decided they did not want to move out of town. Mr. Joe Bruno, the applicant's architect was sworn in by Mr. Princiotta.

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The exhibit list is listed as:

A-1 Application for 35 Winding Way- December 5<sup>th</sup>, 2022

A-2 Photos provided by the applicant- November 30<sup>th</sup>, 2022

A-3 1<sup>st</sup> Floor Plan- Joe Bruno- Dated May 3<sup>rd</sup>, 2022

A-4 Elevation Drawing- Joe Bruno- Dated May 3<sup>rd</sup>, 2022

A-5 Survey- Lantelme, Kurens & Associates, P.C.- Dated August 3<sup>rd</sup>, 2022

A-6 Photo Index #1-11- December 28<sup>th</sup>, 2022

Mr. Bruno showed the board the photos taken of the applicant's home at 35 Winding Way and gave a brief description of their property. Mr. Bruno stated the location of the addition is 3 ft lower than the grade showing in the rear of the property. He stated the higher elevation is held up by a retaining wall. Mr. Bruno stated the kitchen/ dining space/ In- Law Suite will be expanded out 9 ft on the first floor only. He stated visual impact to the neighboring property would not be a great hindrance. He asked the board take into consideration the neighbors are all far away enough from the rear and side yard. Mr. Bruno stated no major changes would be able to be seen by any neighbors or residents passing by. He stated the stormwater drainage would be mitigated by the seepage pit the engineer designed.

Mr. Princiotto questioned the height from the finished grade of the addition.

Mr. Bruno stated the height would be 12 ft. from the grade to the top of the addition. He stated there would be a flat roof but there would be some pitch for stormwater runoff. He also stated there would be no deck constructed.

Chairwoman Malley asked Mr. Bruno to confirm the setback for the rear and side yard for this particular property.

Mr. Bruno confirmed the rear yard required 40 ft and the side yard required 20ft. because they are a corner lot with two front yards.

Chairwoman Malley stated the survey shown it was not consistent with the survey filed with the application. She stated the new survey was showing two firepits.

Mr. Bruno stated there would only be one firepit on the property but not where the new patio is proposed on the site plan.

Mr. Princiotto asked the distance of the proposed patio to the property line.

Mr. Bruno stated it was 15 ft from the property line, and 3 ft lower than the grade on the property line shown on the survey.

Mr. Maniscalco questioned where the seepage pit would be located on the property.

Mr. Bruno stated the seepage had not been located yet. Mr. Bruno stated the best location he could guess for the seepage pit would be adjacent to the driveway and in front of the playset.

Mr. Kaufman stated the solid wood fence runs across the property line as 6 ft fence but is actually 9 ft. because of the 3ft grade. He stated most of the structure would not be seen by the neighbors.

Mr. Bruno confirmed this.

Mr. Princiotto stated the patio on the survey was not on the notice or the application. Mr. Princiotto stated a variance would be needed for the proposed patio because it did not meet the setback requirement of 20 ft.

Mr. Bruno asked if the application could be amended. He stated the patio was not stated in the zoning denial letter.

Mr. Princiotto stated the application may need to be carried to the next meeting and re-noticed or the patio would need to be made smaller.

Mr. Bruno stated the applicants would remove the fire pit and make the patio smaller by 4ft to meet the 20ft setback. He stated reducing the area of the patio would change the coverage from 34.7% to 33.88%.

Mr. Bruno stated no trees would be removed, only a few shrubs.

Mr. Maniscalco asked if the existing patio is apart of the proposed patio or if there is grass there.

Mr. Bruno stated the square footage will be changing slightly. A portion of the existing patio will be removed for the addition to be built but the proposed patio will conform based off of his testimony.

Vice Chairman Dhawan asked if the new patio would be connected to the existing pool patio. He also asked if the pavers will be the same as the existing pool pavers.

Mr. Bruno stated there will be a few risers/steps from the proposed patio to the existing pool patio. He stated the new proposed patio is going to match the existing pool patio to as close as they can get to match.

Chairwoman Malley asked if there was fence around the pool.

Mr. Bruno stated there is a pool compliant barrier around the yard that met the code requirements.

**Public Session**

**A motion to open to the public** was made by Mr. Maniscalco and seconded by Mr. Kaufman, favored by all.

**A motion to close to the public** was made by Mr. Kaufman and seconded by Mr. Maniscalco, favored by all.

**No hands were raised on zoom.**

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The board all agreed they have no issues with the application of the proposed addition and stated it would add greatly to the existing house.

A motion was made by Vice Chairman Dhawan 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.

**Michael & Jessica Shea**  
**17 Dimino Court**

**Block: 1704 Lot: 4.03**  
**R-22.5 Zone**

Applicant seeks to add a 682 square foot pavilion/addition to the rear of the existing residence. If constructed the structure will be located 29.1' from the rear of the property line where 40' is required. A variance for 10.9' is requested.

Proper notice to the utility companies was not done in time for the meeting date but was done for the February 28<sup>th</sup> meeting.

Ms. Jessica Shea is sworn in by Mr. Princiotta.

Ms. Shea stated if approved, the proposed pavilion would create a useful shady space for their family in the back yard. She stated they have little to no coverage from the sun in the backyard and would like to ensure some protection from the sun. she stated they are looking to make their backyard more useful and limit sun exposure.

The documents were marked as follows:

- A-1 Application for 17 Dimino Ct.
- A-2 Aerial Photo provided by the applicant
- A-3 Photo 2 of existing pergola provided by the applicant
- A-4 Zoning Denial Letter
- A-5 Zoning Review Application
- A-6 Survey
- A-7 Architectural Plans

Sean Scott, the applicant's contractor is sworn in by Mr. Princiotta.

Mr. Scott stated the lot is irregular. He stated the proposed conditions are 29.1 sq.ft. from the rear property line. He stated the house was placed diagonally on the lot and the house was burdened by the cul-da-sac. He stated the pavilion proposed an area of encroachment of only 75-100 sq. ft.

Chairwoman Malley questioned Mr. Scott if the conceptual drawing of the pavilion was representative of the applicant's house.

Mr. Scott explained there are a few steps coming out of the back of the house that are not show in the drawing and the windows are not placed accurately but the height off the roof is accurate to the height pitch. He stated there will be a rise from the back door to the patio where the pavilion will be located.

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Mr. Kaufman asked Mr. & Mrs. Shea if the photos on Zillow are accurate to the house in its current state.

Mrs. Shea stated the pavilion will be placed in the location of the pergola that is currently located there. Mrs. Shea stated the pavilion will cover the back door that was in question. She also stated the landscaping has not been completed due to time of year but will be in the spring.

Mr. Scott stated the patio on the site plan is configured into the lot coverage calculations because it is currently under construction.

Mr. Princiotta stated the survey needs to be updated because the current survey does not depict the new inground pool.

Mr. Princiotta asked Mr. Kurus from Neglia, if the pool is included in the coverage calculation.

Mr. Kurus stated the pool is included in the coverage, but the applicants are not over coverage. He stated if they included the area of the pool, making it 8,690 sq. ft. which is 28.4% and that complies with the coverage for this lot.

Chairwoman Malley questioned if the circular area near the driveway will be removed.

Mrs. Shea stated that will be planted as grass once the landscaping has been done.

**Public Session**

**A motion to open to the public** was made by Mr. Maniscalco and seconded by Ms. Picinic, favored by all.

Resident Ellen Breger, of 8 Bear Brook Drive called and asked if there would be any additional impervious coverage or issues with the water table.

Mr. Kurus stated there is no additional impervious coverage with this application.

Mr. Princiotta question if drainage was reviewed for the pool application.

Mr. Kurus stated the drainage was reviewed, the applicants provided seepage pits, perimeter drainage systems, and the applicant's engineer provided drainage calculations to substantiate the design.

**A motion to close to the public** was made by Ms. Picinic and seconded by Ms. Hembree, favored by all.

Mr. Princiotta stated he needs approval from the board to prepare a draft resolution for the next meeting.

**A motion to approve preparation of a draft resolution** was made by Mr. Kaufman and seconded by Ms. Hembree, favored by all. The application was carried to the February meeting.

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

Respectfully submitted,

Clairese Neumann