

Harrington Park
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES
Wednesday, September 26, 2018 @ 7:00PM

Vice Chairman Roth called the meeting to order at 7:05PM

Open Public Meeting Act Announcement: In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

ROLL CALL

Roll Call	PRESENT	ABSENT
Chairman Richard McLAUGHLIN		X
Vice Chair Michael ROTH	X	
John POWERS	X	
Jin CHO	X	
Steve LOTT	X	
Stephen MARTINEZ		X
Todd CANNAO		X
Robert BUDINICH (alternate a)	X	
Gail ZACCARO (alternate b)	X	

Also present: John Schettino, Board Attorney
Carolyn Lee, Land Use Secretary

INVOICES FOR APPROVAL

Law Office of John L. Schettino – Escrow (Jul. 30, 2018)	99 Kline St.	\$ 250.00
Law Office of John L. Schettino – Escrow (Jul., 2018)	112 Hackensack Ave.	\$ 250.00
Law Office of John L. Schettino – (July 2018)	General Legal Services	\$ 300.00
Law Office of John L. Schettino – Escrow (Aug.24, 2018)	142 Schraalenburgh Rd.	\$ 250.00
Law Office of John L. Schettino – (Aug. 2018)	Attendance at meeting	\$ 262.50
TOTAL		\$1,312.50

Approval of invoices listed	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN						X
Vice Chair Michael ROTH			X			
John POWERS	X		X			
Jin CHO			X			
Steve LOTT			X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)			X			
Gail ZACCARO (alternate b)		X	X			

MINUTES FOR APPROVAL

July 25, 2018 minutes

Approval of July 25, 2018 Minutes	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN						X

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Vice Chair Michael ROTH			X			
John POWERS			X			
Jin CHO					X	
Steve LOTT	X		X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)			X			
Gail ZACCARO (alternate b)		X	X			

August 22, 2018 minutes

Approval of August 22, 2018 Minutes	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN						X
Vice Chair Michael ROTH					X	
John POWERS			X			
Jin CHO			X			
Steve LOTT					X	
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)		X	X			
Gail ZACCARO (alternate b)	X		X			

RESOLUTIONS

1) 142 Schraalenburgh Road (Block 1203, Lot 13) – Addition, Joanna Meakin

Mr. Roth noted that the members had the letter from SUEZ in their packet.

Mr. Schettino reviewed that SUEZ has multiple properties in Harrington Park and all except one was noticed by Ms. Meakin. Ms. Meakin contacted SUEZ about the property and SUEZ has acknowledged notification with no objection to the application. Based upon the waiver of any notice issues, there is no impediment to the Board moving forward with respect to approval of the resolution of the application. There is a resolution memorializing the board's decision for the variance.

Approval of the written resolution for 142 Schraalenburgh Road application	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN						X
Vice Chair Michael ROTH			X			
John POWERS	X		X			
Jin CHO			X			
Steve LOTT			X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)			X			
Gail ZACCARO (alternate b)		X	X			

HEARINGS

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1) 47 Highland Avenue (Block 1013, Lot 2) – Addition, Joseph Pucciarelli (revised 9/7/2018)

Mr. Tom Randall said Mr. Pucciarelli will give a brief testimony with his most recent application. Mr. Thomas Randall, Randall and Randall, 287 Kinderkamack Road, Westwood, NJ was sworn in by Mr. Schettino. Mr. Randall represents Mr. Pucciarelli and reviewed his application indicating that Mr. Pucciarelli has presented several iterations of his plans. Originally, there were 5 various sought and have been reduced to a side-yard variance. Mr. Pucciarelli is still under oath. Mr. Randall provided sealed plans and a zoning schedule by the architect. Mr. Pucciarelli said that the addition is smaller than the original proposal. The front yard set-back wasn't noticed in the original information from the town's denial letter, he has decided to move it back to what was required by the town which is a front yard 35ft set-back. The addition has been moved back 5ft. The dimensions is 18ft x 28.66ft which is over 400sf.

Exhibit A-1 (Sept.26, 2018) – plot plan dated 9/07/18.

Mr. Randall wanted to confirm that the sealed plan was sufficient for the Board's consideration.

Mr. Schettino reviewed that there is side yard variance. The side yard encroachment increases. At the closest point the side yard is 11ft 5.5in in the rear and towards the front it looks like 17.58ft in front. The addition in the plan presented today is 1 bedroom and 1 full bathroom.

Mr. Lott asked if the plans need to mark out where the bathroom is. Mr. Schettino replied no.

Mr. Lott asked if there was a front door in the addition. Mr. Pucciarelli replied there is a sliding door in the back facing the park and there will be a door going into the house.

Mr. Budinich asked if there would be a kitchen. Mr. Pucciarelli replied there is no kitchen.

Mr. Budinich asked if the encroachment 11'5" or 10' by the rear patio? Mr. Schettino said that the patio does not require the same setback as the dwelling. This is not the encroachment, but it is the distance to the property line.

Mr. Roth asked if there is just a side yard variance. Mr. Schettino replied that there are two pre-existing non-conformities. Mr. Roth confirmed that there was no garage addition. There was 1 driveway to the existing garage on the north side and that no additional driveway is requested. The addition is on the south side of the property.

Mr. Roth asked if anyone had any questions.

Mr. Schettino noted that there was no one in the audience so the meeting was not opened to the public, as there was no one here to open it to.

Approval of 47 Highland Ave addition - 1 bedroom, 1 bathroom	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN						X
Vice Chair Michael ROTH			X			
John POWERS	X		X			
Jin CHO			X			
Steve LOTT			X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)			X			
Gail ZACCARO (alternate b)		X	X			

Mr. Roth said that there is 9 months from the approval to start construction. He informed Mr. Pucciarelli concerning the 45 day wait period for any appeals of the decision.

ADJOURN

Motion: Ms. Zaccaro

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Second: Mr. Powers
All in Favor said "Aye". None Opposed.
Meeting adjourned at 7:22PM.

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Wednesday, October 24, 2018 at 7pm