

Zoning Board of Adjustment Minutes  
February 27, 2013 8:00 pm

At 8:07pm Mr. McLaughlin opened the meeting with the following 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**

Richard McLaughlin-present	Stephen Martinez-present
Michael Roth-present	Mark Antonucci-absent
Marilyn Simpson-present	Reverend Marilyn Peoples-present
Jin Cho-absent	John Powers-present
Karen Brady-present	

Also Present: Marti Francis, Board Clerk  
John Schettino, Board Attorney

**Minutes Approval:** Ms. Simpson moved to approve the minutes of January 23, 2013, with small changes, second Ms. Brady.

**ROLL CALL VOTE**

Richard McLaughlin-yes	Stephen Martinez-yes
Michael Roth-yes	John Powers-yes
Marilyn Simpson-yes	Reverend Marilyn Peoples-yes
Karen Brady-no vote	

**Invoices for Approval:** Mr. Schettino presented invoices for approval. Ms. Simpson moved to approve, second Mr. Martinez.

### **ROLL CALL VOTE**

Richard McLaughlin-yes  
Michael Roth-yes  
Marilyn Simpson-yes  
Karen Brady-yes

Stephen Martinez-yes  
John Powers-yes  
Reverend Marilyn Peoples-yes

### **Old Business**

**Jon Mangano, 291 The Parkway (Block 1308, Lot 5) Harrington Park, NJ** seeks a variance to add a front porch. Addition would violate Zoning Ordinance 350-9E in that it would encroach upon the front yard setback by 8 feet. Mrs. Mangano was sworn in. Original and copies of plans dates 2/25/13 from Robert Waldron were submitted. Mrs. Mangano has reviewed and stated that they accurately reflect the porch they wish to build. The variance is for 8 feet 6.5 inches on the setback. The porch will be 8 1/2 feet deep and 33 feet 11 3/4 inches wide. Discussion as to whether the steps are included in the porch in terms of the variance. Mr. Schettino will seek clarification. Ms. Simpson moved to approve subject to verification, second Reverend Peoples.

### **ROLL CALL VOTE**

Richard McLaughlin-yes  
Michael Roth-yes  
Marilyn Simpson-yes  
Karen Brady-yes

Stephen Martinez-yes  
John Powers-yes  
Reverend Marilyn Peoples-yes

The applicant was advised that a resolution will be presented for approval at the next meeting and then advertised and that residents have a 45 day window after publication in which to appeal.

### **Resolution for Approval:**

**Richard Budinich, 5 South Avenue (Block 1319, Lot 16) Harrington Park, NJ** seeks a variance to build an addition. Structure is nonconforming and needs a variance; also, per Harrington Park Code 350-84 addition would violate size limits for the

property. The resolution will be amended to show that the house will now have 3 bedrooms, not 4. Ms. Simpson moved to adopt, second Reverend Peoples.

**ROLL CALL VOTE**

Richard McLaughlin-yes

Stephen Martinez-yes

Michael Roth-yes

John Powers-unable to vote

Marilyn Simpson-yes

Reverend Marilyn Peoples-yes

Karen Brady-unable to vote

Adjournment Ms. Simpson moved to approve, second Ms. Brady. All in favor.

The next Board of Adjustment meeting is scheduled for March 27, 2013.