

Minutes for the Zoning Board of Adjustment

May 22, 2013 8:00 pm

At 8:05 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-absent
Michael Roth-present	Mark Antonucci-absent
Marilyn Simpson-absent	Reverend Marilyn Peoples-present
Jin Cho-present	John Powers-present
Karen Brady-present	

Also Present: Marti Francis, Board Clerk
 John Schettino, Board Attorney
 Michael Hakim, Town Planner

Minutes Approval: April 24, 2013. Ms. Brady moved to approve, second Reverend Peoples.

Richard McLaughlin-yes	Reverend Peoples-yes
Michael Roth-yes	John Powers-yes
Jin Cho-yes	
Karen Brady-yes	

Old Business

Chris Rago seeks a change of use for 111 Old Hook Road, Harrington Park, NJ, Block 1406, Lots 25 and 26, which is prohibited per HP Code 350-9.A.(2). Also the fence proposed exceeds the allowed height per HP Code 350-42.B. **THE APPLICANT REQUESTS AN ADJOURNMENT TO THE JUNE 26th MEETING.**

Mr. McLaughlin recused himself. Mr. Roth served as chair and explained that the request for adjournment would be put to a vote. Mr. Urdang stated that in light of Mr. Hakim's report and the Board's requests, the applicant asked for a month's adjournment to allow adequate time to prepare. Mr. Schettino explained to the public that if the applicant is unfairly denied the opportunity to appropriately prepare his attorney could go to a higher court. Mr. Schettino also confirmed that no further notice would be needed, that Mr. Urdang would waive the 120 day response requirement, and that an adjournment in this situation is usually freely given. Mr. Soukas, an attorney for several residents in opposition, explained some concerns and that they would like to go forward today, especially as summer is coming and reaching a quorum might be a problem. Several members of the public voiced their wish to go forward at this meeting.

Mr. Cho moved to grant an adjournment without further notice, second Reverend Peoples.

Michael Roth-yes

John Powers-yes

Jin Cho-yes

Reverend Peoples-yes

Karen Brady-yes

Mr. Schettino alerted the public that the matter would be adjourned to June 26th at 8pm at the Borough Hall and that there would be no further notice.

Mr. McLaughlin rejoined the meeting.

David Musante, 71 Highland Avenue, Harrington Park, NJ, Block 1014, Lot 1, seeks a variance for a generator that has been installed and violates HP Codes 350-39.C and 350-10 by encroaching upon the side yard setback. Mr. Musante stated that he did not intend to do more planting. Mr. Musante reported that he had received a letter from his neighbor stating that he did not have a problem with the generator placement. A copy of the letter is in the file.

Ms. Brady moved to approve the application, second Reverend Peoples.

Richard McLaughlin-yes
Michael Roth-yes
Jin Cho-yes

Karen Brady-yes
John Powers-yes
Reverend Peoples-yes

Resolutions for Approval

Mr. and Mrs. DeSantis, 241 LaRoche Avenue, Harrington Park, NJ, Block 1402, Lot 10, seek a variance to install a standby electric generator. The installation of the generator will encroach upon the required side yard setback by at least 1 foot, 5 inches. Mr. Roth moved to approve the resolution, second Mr. Powers.

Richard McLaughlin-yes
Michael Roth-yes
Jin Cho-yes

Karen Brady-yes
John Powers-yes
Reverend Peoples-unable to vote

Mr. and Mrs. Passante, 11 Eastbrook Road, Harrington Park, NJ, Block 806, Lot 6, seek a variance due to the fact that the improved lot coverage of 46.6% is higher than approved in the 7/25/11 Zoning Board resolution. Mr. Roth moved to approve the resolution, second Mr. Powers.

Richard McLaughlin-yes
Michael Roth-yes
Jin Cho-yes

Karen Brady-yes
John Powers-yes
Reverend Peoples-unable to vote

Adjournment Ms. Brady moved to adjourn the meeting, second Reverend Peoples. Meeting adjourned at 8:55pm.

The next Board of Adjustment meeting is scheduled for June 25, 2013.