

**ZONING BOARD OF ADJUSTMENT
MEETING OCTOBER 17, 2012**

The caucus meeting began at 7:00 P.M. and the regular meeting began at 7:30 P.M.

Members present were:

Edwin Bergamo
Elaine Greenberg
John Cheli
Edward Avena
Alan Angelo
George LoBiondo
Leroy Goldblatt
Jeffrey Francesoni
Robert Ortega

Member absent was: All members were present.

Others Present were: Solicitor Frank DiDomenico, Secretary Yasmin Ricketts, Zoning Official Patrick Finley, and Senior Planner Stephen Hawk.

Mr. DiDomenico went over the order of the agenda for the night.

The Chairman entertained a motion to approve the minutes from the September 19, 2012 meeting.

Roll call:

Mr. LoBiondo: Yes
Mr. Avena: Yes
Ms. Greenberg: Abstain
Mr. Cheli: Abstain
Mr. Goldblatt: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

The Chairman entertained a motion to approve the resolutions from the September 19, 2012 meeting. Resolutions 2012-35, 2012-36, 2012-37, 2012-38.

Roll call:

Mr. LoBiondo: Yes 2012-35, 2012-36 and Abstain 2012-37, 2012-38
Mr. Avena: Yes
Ms. Greenberg: Abstain
Mr. Cheli: Abstain
Mr. Goldblatt: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

Applicant- **Keith and Janet Repp**, 401 W. Doren Terrace, Block 3510, Lot 17, Zone R-3. Mr. Repp testified on his own behalf. His family had a house fire on March 8, 2012. He wants to rebuild maintaining the existing footprint and adding an addition. Zoning has changed since the home was originally constructed. They need a 15' setback. This is for their personal residential use.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Mr. Goldblatt made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Ms. Greenberg: Yes

Mr. Cheli: Yes

Mr. Goldblatt: Yes

Mr. Angelo: Yes

Mr. Bergamo: Yes

Application was **granted**.

Applicant- **Fernanda Kaspar**, 2135 E. Landis Avenue, Block 4401, Lot 5, Zone R-4. Mr. Goldblatt and Ms. Greenberg excused themselves from the application. Mr. DiDomenico explained that the board approved 2012-23 for four residential units. The approval required a floor plan to be submitted and approved by the board. That resolution permitted one residential unit in the main home, and three additional residential units in the annex. Ms. Kaspar submitted a floor plan of the four units, and had Nicholas Marino, Professional Engineer explain the layout.

Mr. Marino explained that they were looking to reduce the site down to four living units. Unit #1 will take up part of first floor, and take up the entire second floor area. The second floor will have a single door in the hallway removed, and enlarge an existing small opening with french doors. The old door connecting the dining room and kitchen has been covered and will be reopened. There will be a total of four bedrooms with three on the second floor and one on the first floor. In unit #2, currently there are two separate apartments, they will remove a good portion of the walls that are common to both places and convert it into one unit. There will create a utility closet with a service panel for that unit. Unit #3 is in the rear, and it will remain unchanged. Unit #4 will be the remainder of the existing house.

Mr. Bergamo wanted to know about the common areas.

Mr. Marino explained that the common area will have passage ways leading to a washer, dryer, and a freezer. It will be open to all three units.

Mr. DiDomenico wanted clarification of bedrooms to units #2, #3, and the main house.

Mr. Marino explained that unit #2 will have one bedroom. Unit #3 has one bedroom. The main home has four bedrooms. All the units will have exterior entrances.

Mr. Finley wanted to know if the four bedrooms in the main house included the maid's quarters.

Ms. Kaspar explained that there are five bedrooms including the maid's quarters.

Mr. DiDomenico explained that the bungalow has to be demolished.

Mr. Bergamo explained that this is a much better arrangement. The room in the lower level is large enough to be an apartment in unit #1.

Mr. Finley explained that the bedroom on the lower level in unit #1 does not fit well. It was a professional office. A person will exit the second floor to what used to be the exterior of the house, and back into house to get to the lower level suite. The rest of it is a good layout. The bedroom in the lower level is not really needed because the bedrooms in the upper level are large.

Ms. Kaspar explained that she could include that suite into the main house.

Mr. DiDomenico explained that the first floor portion of unit #1 will become a part of the main house.

Mr. Finley explained it could become a home office.

Mr. DiDomenico explained that unit #1 will now have three bedrooms, and that fourth room will become an office in the main house.

Robert Odorizzi, member from the audience testified. The board addressed his concerns putting the office back with the main house, and he is satisfied with the floor plans.

Chairman entertained a motion to close the public hearing.

Roll call:

Mr. LoBiondo: Yes

Mr. Avena: Yes

Mr. Francesconi: Yes

Mr. Cheli: Yes

Mr. Ortega: Yes

Mr. Angelo: Yes
Mr. Bergamo: Yes

Mr. LoBiondo made a motion to approve the application.

Roll call:

Mr. LoBiondo: Yes
Mr. Avena: Yes
Mr. Francesconi: Yes
Mr. Cheli: Yes
Mr. Ortega: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

Application was **granted**.

Chair made a motion to adjourn.

Roll call:

Mr. LoBiondo: Yes
Mr. Avena: Yes
Mr. Francesconi: Yes
Mr. Cheli: Yes
Mr. Ortega: Yes
Mr. Angelo: Yes
Mr. Bergamo: Yes

Meeting adjourned at 8:00 PM

Yasmin Ricketts, Secretary
Zoning Board of Adjustment