

**ZONING BOARD OF ADJUSTMENT
MINUTES**

FEBRUARY 1, 2010

Meeting was called to order at 7:20 P.M.

Meeting properly advertised according to the New Jersey State Sunshine Law.

Roll call: Attending: Mr. Gelley, Mr. Gonzalez, Mr. Lankry, Mr. Mund, Mr. Naftali
Ms. Goralski, Mr. Halberstam

Absent: Mr. Zaks

Also present: Attorney – Russ Cherkos

John Ernst, Engineer/Planner

Jackie Wahler, Court Stenographer

Fran Siegel, Secretary

Salute to the flag.

Motion to accept minutes of the January 4, 2010 meeting with a waiver to read - Mr. Mund

Second –Mr. Gonzalez

Roll call vote: affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Lankry, Mr. Mund,
Ms. Goralski, Mr. Halberstam

Chairman announced that Attorney, Engineer and Planner for the Zoning Board for the year 2010 was not appointed at the January meeting.

Motion for zoning board attorney – Russ Cherkos, from the firm Dasti, Murphy, & McGuckin to continue for the year 2010 – Mr. Gonzalez

Second – Mr. Mund

Roll call vote: affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Lankry, Mr. Naftali,
Mr. Mund, Ms. Goralski, Mr. Halberstam

Motion for Zoning Board Engineer & Planner for the year 2010, Terry Vogt, from the firm Remington, Vernick & Vena - Ms. Goralski

Second - Mr. Mund

Roll call vote: affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Lankry, Mr. Naftali, Mr. Mund,
Ms. Goralski, Mr. Halberstam

Chairman thanked John Ernst for being the Zoning Board Engineer & Planner for the year 2009.

Mr. Flannery re: **Appeal # 3723**, Eli Schwab, would like to carry the application to the next meeting so they have an opportunity to meet with the neighbors to address their concerns.

Motion to carry to the March 1 meeting – Mr. Lankry

Second – Mr. Mund

Roll call vote: affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Lankry, Mr. Naftali, Mr. Mund,
Ms. Goralski, Mr. Halberstam.

No further notice. Applicant agreed to extension of time.

Appeal # 3722 – Chaim Schreiber, County Line Road E. & Cabinfield Circle, Block 208 Lots 8 & 197, R-12 zone. Realignment of property line and duplex proposed on existing 2 family lot – use variance. Recreational amenities proposed on lot 197.01.

Chaim Shreiber, affirmed. The property has 2 single family homes on one single family homes. Both homes are currently rented out. The current lot is 81 feet wide where the zone requires 90 feet. There are 2 homes on the property. This is the same plan that was proposed last year. This area is in need of redevelopment. By demolishing the two

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existing homes and constructing two new homes would increase the ratable for the Township. He would agree to deed restrict the basements and will agree to have no exterior basement doors. He will have 8 parking spots for the 2 units and would agree to put in safety mirrors and would agree to put in trees on both sides, would agree to a new sidewalks. New homes would be serviced by sewer and water. Right now there are two separate septic and two wells. Asking to bifurcate the application. Looking to move the lot line to allow for more space in his backyard and to separate the approval for the duplex up front.

Mr. Halberstam – would have no problem with the subdivision.

Mr. Cherkos – The proposal is at the Zoning Board because of the use variance requested. If the use is taken away then it would be a Planning Board issue. There also were no changes to the plan. This is the same application as two months ago.

Mr. Halberstam – this proposal is for a duplex in an R-12 zone and a subdivision.

Mr. Schreiber - When he purchased the property both homes were occupied.

Secretary said that the applicant is paying taxes for two units.

Open to Public. Closed to Public.

Mr. Shreiber – each unit will have 5 bedrooms.

Mr. Gonzalez- an R-12 does not allow a duplex. Expected to see revised plans with a single family home with a basement apartment. Would not vote in favor of a duplex.

Mr. Lankry - That area is in need of something new. Do not have a problem with this application.

Mr. Naftali – was expecting to see some sort of change. Would like one decent size house with a basement apartment.

Mr. Gelley – one single family house with a basement apartment is so much better.

Ms. Goralski – the two existing homes have 5 bedrooms not 10. A duplex is not appropriate for that area.

Mr. Shreiber – they went back to the drawing board and this was the best use for the land. There is more value if he built two units. He will leave the two units that are there and put an addition on each unit.

Mr. Chairman - Basically there is an 8 car parking lot in the front.

Mr. Ernst stated that “no nonconforming building can be expanded”. He would have to come back to the board for a variance to construct any addition.

Mr. Cherkos – Mr. Mund cannot vote because he did not hear the original application in November.

Motion to deny – Mr. Gonzalez

Second – Ms. Goralski

Roll call vote: affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Naftali, Ms. Goralski,
Mr. Halberstam

Nayes: Mr. Lankry

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Resolutions

Appeal # 3721 – Shimon Soloff, Cherry Street & Ocean Avenue, Block 189 Lot 117, R-10 zone. Resolution to approve subdivision, zero lot lines for duplexes and use variance for lot area.

Motion to approve – Mr. Gonzalez

Second – Mr. Gelley

Roll call vote: affirmative: Mr. Gelley, Mr. Gonzalez, Mr. Lankry, Mr. Mund,
Mr. Halberstam

Motion to pay bills.

All in favor

Motion to adjourn.

All in favor.

Meeting adjourned at 8: 40.

Respectfully submitted,

Fran Siegel
Secretary