

**ZONING BOARD OF ADJUSTMENT  
MINUTES**

**MAY 3, 2021  
VIRTUAL MEETING**

Meeting advertised according to the NJ State Sunshine Law.

Attending: Roll call: Mr. Gelley, Mr. Gleiberman, Mr. Halvorsen, Mr. Lankry, Mr. Naftali,  
Mr. Ribiat, Mr. Ingber, Mr. Gross, Mr. Halberstam

Also attending: Jerry Dasti, attorney  
Terry Vogt, Engineer/Planner

Salute to the flag.

Mr. Halvorsen was sworn in as a member of the Board of Adjustment.  
Mr. Gleiberman was sworn in as a member of the Board of Adjustment.

Motion to approve minutes of April 12, 2021 – Mr. Lankry

Second – Mr. Naftali

Roll call vote: affirmative: Mr. Gelley, Mr. Halvorsen, Mr. Lankry, Mr. Naftali, Mr. Ribiat,  
Mr. Ingber, Mr. Halberstam

Mr. Pfeffer represented **Appeal # 4158 – 1364 River Avenue, LLC** – was carried from last month but they did not submit revised plans and/or information that the board requested in time. Please carry to the next available meeting and he will re-notice.

Mr. Dasti suggested that they re-notice.

Mr. Pfeffer asked that it be carried to the next available meeting and he will renotice.

Letter was received from Mr. Quinn; re: **Appeal # 4160 – Diamond Communications**, requesting to carry the application.

Mr. Halberstam – this application needs an open session. Would like to wait it out to see when the auditorium will open.

Mr. Naftali suggested that if anyone cancels the night of the meeting they should go back to the bottom of the list.

Motion was made by Mr. Gelley and seconded by Mr. Naftali to carry until the July 26<sup>th</sup> zoning board meeting with renotice.

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Halvorsen, Mr. Lankry,  
Mr.. Naftali, Mr. Ribiat, Mr. Halberstam

**Appeal # 4175 – Joseph Magid** – Coughlin Avenue, Block 1077.05 Lots 27.01 – 27.13 & lots 4, 5, 6 & 7, R-12 zone. Use variance to allow duplexers and a synagogue with R-7.5 requirements.

Moshe Lankry recused himself and Moshe Ingber was seated.

Secretary read report from Terry Vogt, Engineer/Planner dated January 18, 2021

This is a use variance application to allow duplexes in the R-12 zone with the R-7.5 duplex requirements. The change of use plans depict 3 duplex (6 residences), 14 single family homes with lot sizes in the 11,000 sf range and a 5,100 sf Shul with 31 parking spaces.

Sam Brown represented applicant. This is a mixed use project that needs a use variance. This is a transition zone from B-5 across the street.

Brian Flannery, engineer/planner, sworn. The property is 5.16 acres in the R-12 zone. And adjoins the B-5 zone. Located on Chestnut Street. Duplexes are not permitted in this zone. Asking for use only – this is a bifurcated application.

A-1 tax map  
A-2 plan of development

Mr. Brown – there are duplexes only on Florence Street.

Mr. Flannery – They provided a large shul with parking. Proposing 20 units per acre where 19 would be permitted. The single family homes would be slightly under the 12,000 sf permitted.

Mr. Brown – this is a use variance. The duplexes would only be on Florence Street.

Mr. Flannery – reviewed Mr. Vogts report. If approved they will come back with subdivision and site plan, etc. It would be appropriate to have duplexes on both sides of the street.

Mr. Halberstam - you can fit nicely single family homes on close to 12,000 square foot lots.

Mr. Flannery - providing a very large shul with parking.

Mr. Ribiat – you could have single family homes and the shul.

Mr. Naftali – this will set a precedence in the R-12 zone. Duplexes and single family with R-7.5

Open to Public.

David Goldberger, 255 Chestnut Street, concerned that Coughlin street should not be used as a detour.

Closed to Public.

Motion to deny – too aggressive – Mr. Naftali

Second – Mr. Halvorsen

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Halvorsen, Mr. Naftali, Mr. Ribiat,  
Mr. Ingber, Mr. Halberstam

**Appeal # 4174 – Jacob Mermelstein** – New Hampshire Avenue & Erica Road, Block 1248.16  
Lots 4 5, 6 & 32 – R-12A zone. Use variance to construct 7 duplexes and 1  
single family.

Secretary read report **From: Terry Vogt, January 19, 2021**

The applicant is seeking preliminary and final major subdivision approval with use and bulk variances to subdivide the 4 lots into 15 lots, which will consist of 7 duplex dwelling units and 1 single family dwelling in the R-12A zone.

Adam Pfeffer, represented applicant. .

Brian Flannery, engineer/planner/ sworn. 2.56 acre tract in the R-12A zone. This is along the front of New Hampshire avenue. They will bring in public sewer and provide an upgrade to the area. Minimum lot size is 12,000 square feet. Duplexes are not permitted This is in an area that is need of redeveloping and this will start the redevelopment of this area. The duplex lots are minimum size of 12,000 square feet.

The Board members plans did not show sizes of the lots.

Motion to carry to June 7<sup>th</sup> with updated plans and no re-notice- Mr. Gelley

Second – Mr. Ingber

Roll call vote: affirmative: Mr. Gelley, Mr. Gleiberman, Mr. Halvorsen, Mr. Naftali, Mr. Ribiat,  
Mr. Ingber, Mr. Halberstam

**Appeal # 4176 – Shlomo Kanarek**, 27 High Street, Block 782 Lot 18, R-10 zone. To construct a new home on a 7,000 square foot lot – requesting variances for side yard setbacks

Mr. Gleiberman recused himself.

Secretary read report from **Terry Vogt dated January 21, 2021** New bulk variance relief is necessary as follow: minimum side yard setback ,10 feet required 8.75 feet for lot 1.05; minimum combined side yard setback 15 feet required 17.50 feet for lot 1.05.

Adam Pfeffer represented applicant. This is an isolated, undersized lot in the R-10 zone. They did buy,sell letters and have not gotten any response.

Glenn Lines, engineer, sworn. The application is for a 7,000 square foot lot in the R-10 zone. Described the undersized lots in the area. All the lots on the block are 7,000 square foot lots.

Mr. Pfeffer - They will revise to have 10 feet on one side and 9 feet on the other for a total of 19 feet.

Open to Public.

Naftali Rosenberg, 31 High Street, affirmed. Not in favor of this. The house is too big.

Secretary asked that the setback adjacent to lot 9 be the 10 foot side.

Motion to approve 10 foot side setback on the neighbors side not the shul side– Mr. Gelley

Second – Mr. Ribiat

Roll call vote affirmative: Mr. Gelley, Mr. Halvorsen, Mr. Naftali, Mr. Ribiat, Mr. Halberstam  
Nays: Mr. Ingber

**Appeal # 4165 – Prime Insurance**, 960 East County Line Road, Block 208.01 Lot 16.01, R-12 zone. Preliminary and final major site plan approval for the purpose of construction of an office building.

Maurice Rosenberg, attorney for applicant. This will be a continued use of the existing building there will be no rental.

Brian Flannery, sworn. Partial demo of existing building to provide circulation to the back building. Use variance to allow an expansion of a non conforming use in the R-12 zone. The school in the back sold them a piece of their property. The plan for the A/c system will be on the roof. The existing frontage along County Line Road is 99 feet. New building will be used for Prime Insurance, both buildings will be used for Prime Insurance. It will be a 2-story building with basement. There will be storage in the basement. Reviewed Mr. Vogts letter.

Mr. Rosenberg – Prime Insurance will be occupying both buildings.

Mr. Flannery -They have enough parking 39 required 47 proposed. There is 16 parking spaces now. The existing building is 1 floor and a basement. The new building will be 2 stories and a basement. The basement in the new building is for utilities and storage.

Mr. Vogt – Parking lines up to property lines, suggest fencing. Recommends a 6 foot solid white fence to the 2 adjoining residential properties. There is no room for any landscaping or buffer. Suggested that they get input from the Fire Department.

Mr. Ribiat – getting to the back build for emergency vehicles is a danger. Not comfortable with this layout.

Mr. Gross – would like to see both buildings attached.

Motion to deny – Mr. Ribiat

Second – Mr. Halvorsen

Roll call vote: affirmative: Mr. Halvorsen, Mr. Ribiat, Mr. Gross, Mr. Halberstam

Nays: Mr. Gelley, Mr. Gleiberman, Mr. Naftali

Motion to deny approved.

Resolutions:

**Appeal # 3874A – Rishon Associates**, Block 490 Lots 6, 9 & 41 – Approved setbacks for the corner lots; lot 9.42, 9.66 & 9.72

**Appeal #4144A – Ari Tessler**, 1225 J. Scott Court, Block 186.12 Lot 25, R-15 zone. Resolution to approve the restriction of an external entrance to the basement.

**Appeal # 4167 – Jeffrey Jerman**, Turin Avenue, Block 1042 Lot 7, B-3 zone. Resolution to deny the construction of a single family home on an undersized lot.

**Appeal # 4178 – Marc Lubet**, 75 Cedar Row, Block 24.01 Lot 20. Resolution to approve a variance for side yard setback of 8.2 feet where 10 feet is required. Variance approved for non conforming shed.

Motion to approve resolutions – Mr. Naftali

Second – Mr. Gelley

All in favor of approval of resolutions

Motion to pay bills.

All in favor.

Motion to adjourn.

All in favor

Meeting adjourned at 10 P.M

Respectfully submitted,

Fran Siegel, Secretary