

**ZONING BOARD OF ADJUSTMENT  
MINUTES**

**DECEMBER 2, 2019**

Meeting was advertised in accordance with the NJ Sunshine Law

Roll call: attending: Mr. Halvorsen, Mr. Lankry, Mr. Ribiat, Mr. Ingber, Mr. Gross,  
Mr. Gonzalez, Mr. Halberstam

Absent: Mr. Gelley, Mr. Ingber

Attorney: Jerry Dasti

Engineer: Terry Vogt

Secretary: Fran Siegel

Salute to the flag.

Motion to approve minutes of November 18, 2019 – Mr. Halvorsen

Second – Mr. Gross

Roll call vote: affirmative: Mr. Halvorsen, Mr. Lankry, Mr. Ribiat, Mr. Gross, Mr. Gonzalez

Request from Michelle Donato, attorney for **Appeal # 4130 – Fairways at Lake Ridge** be carried to the January 6, 2020 meeting.

Motion to carry Mr. Lankry

Second – Mr. Gross

Roll call vote: affirmative Mr. Halvorsen, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Gross,  
Mr. Gonzalez

Secretary announced that **Appeal # 4107 – High Point at Lakewood Condominium Assoc.**

Cannot get heard this evening. The zone was wrong on their application and notice.

Motion to carry to the January 6, 2020 zoning board meeting. – Mr. Lankry

Second – Mr. Ribiat

Roll call vote: affirmative: Mr. Halvorsen, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Gross,  
Mr. Gonzalez

Request from **Appeal # 4133, Robert Kirschner**, to carry to the January 6, 2020 zoning board meeting.

Motion to carry – Mr. Halvorsen

Second – Mr. Lankry

Roll call vote: affirmative: Mr. Halvorsen, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Gross,  
Mr. Gonzalez

No further notice and agreed to waive time.

Adam Pfeffer requested to carry **Appeal # 4137, Madison Ave Realty, LLC** to the January 6, 2020 zoning board meeting. Mr. Pfeffer said that they were trying to meet with the neighbors to work out any issues.

Motion to carry – Mr. Ribiat

Second – Mr. Gross

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

**Appeal # 3966C – Newport Estates, LLC, Newport & Bellevue Avenue**, Block 498 Lots 1 & 10, Block 501 Lot 1.01, R-40 zone. To amend the previously approved subdivision to eliminate one lot and divide the project into 2 phases.

Adam Pfeffer, attorney for applicant. Use variance was granted they are back now for the subdivision. Amend approved to delete one proposed building lot so that the subdivision will be for 12 new single family lots.

Brian Flannery, engineer/planner sworn.

A-1 Phasing plan  
A-2 Phasing plan  
A-3 copy of approved plan – 13 lots  
A-4 proposed plan – 12 lots

Mr. Flannery reviewed Mr. Vogt's report. They are not intensifying anything. Phase 1 – the road is built – phase 2 – 10 proposed single family dwellings.

Open to Public.

Walter Lucas, 110 Newport Avenue – this project is needed and should be approved.

Closed to Public.

Motion to approve – Mr. Lankry  
Second – Mr. Gross  
Roll call vote: affirmative: Mr. Halvorsen, Mr. Lankry, Mr. Naftali, Mr. Ribiat, Mr. Gross,  
Mr. Gonzalez

**Appeal # 4131 – 910 Park Lkwd, LLC**, Park Avenue, Block 232 Lots 2-5 B-4 zone.  
Preliminary and final major subdivision approval for creating 18 duplex lots.

John Doyle, represented applicant. The homes will be 30 -35% lot coverage.

Chairman asked if there was a contamination issue.

Brian Flannery, engineer/planner sworn. They will remove the multiple one story buildings, sheds and fuel tanks on the site and will attend to any soil contamination on site if applicable.

A-1 – copy of map submitted – 9 duplex units  
A-2 - Subdivision map  
A-3 - sheet 50 – tax map  
A-4 google earth map

Mr. Lankry – This is a B-4 across the street is R-10 with duplexes and townhouse. The character is in a neighborhood with train tracks behind it.

Mr. Flannery – there will be provisions for a turn-a-round. Duplexes are permitted – they are short by a diminimous of amount of less than 17 inches. Asking for 9,995 where 10,000 is required. Side yard setbacks comply. There will be one basement entrance and no outside stairway to the attic. There will be a minimum of 4 off street parking spaces provided for each unit.

Open to Public.

Shlomo Klein, affirmed. The Chassidim tend to have more kids and so they need larger houses.

Closed to Public.

Mr. Flannery – the ordinance allows for 1 basement apartment.

Mr. Lankry - Why are the 2 middle duplexes are larger.

Mr. Flannery - Will put the driveways and have a common turn around.

Motion to approve with 35% as the application is – Mr. Lankry

Second – Mr. Gross

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

Resolutions

**Appeal # 4134 – Abraham Tikotsky** – E. County Line Road, Block 174.04 Lot 58, R-15 zone.

Resolution to approve a use variance for a commercial building.

All in favor.

**Appeal # 4139 – Somerset NH, LLC**, Block 1248 Lot 1, B-5 Zone. Block 1248 Lot 1, B-5 zone. Resolution to approve a use variance to construct up to 30 duplexes.

All in favor.

**Appeal # 4138 – Yehuda Lench** –798 Joe Parker Road, Block 189.03 Lot 207.01, R-20 zone.

Resolution to approve a use variance to change the use from a residential house to an office.

All in favor.

Motion to pay bills

All in favor.

Motion to adjourn.

All in favor.

Meeting adjourned at 8:30 P.M

Respectfully submitted,

Fran Siegel, Secretary