MINUTES OF THE BOARD OF ADJUSTMENT MEETING
Thursday May 12, 2022

Present:
Chairman Dan McGinley
Mr. Pat Liska
Ms. Christy DiBartolo
Mr. Michael DeCarlo, Zoning Officer
Mrs. Ashley Neale, Board Secretary
Vice Chairman Scott Weston
Mr. Larry Lundy
Mr. Paul Mathewson, Alternate #2
Mr. Michael Piromalli, Board Attorney

Meeting called to order at 8:05 P.M. by Chairman McGinley. Open Public Meetings Act Statement is read by Secretary Mrs. Neale.

Pledge of Allegiance

Chairman McGinley gives a brief overview of the Boards duties and responsibilities. Roll Call is taken.

Approval Minutes

Chairman McGinley asks for a motion to approve minutes from the Regular meetings held on April 14, 2022. Mr. Liska makes the motion, Vice Chairman Weston seconds. Ms. DiBartolo and Mr. Mathewson abstains. All others present vote in favor.

Resolution

Chairman McGinely asks for a motion to approve Resolution 2022-04, for 48 Kenwood Avenue. Mr. Liska makes the motion, Vice Chairman Weston seconds. Mr. Liska, Mr. Lundy and Vice Chairman Weston vote to approve the resolution.

Adjournments

Chairman McGinley notes that the Board has yet to receive the settlement agreement pertaining to application 2021-12 for 251 ½ Grove Avenue, and therefore they will have to be adjourned to the Board's next regular meeting on Thursday June 9, 2022 at 8:00 PM. There is some discussion regarding the applicants and how much longer this will be allowed to continue. He asks for a motion to approve the adjournment. Vice Chairman Weston makes the motion, Mr. Lundy seconds and all present vote in favor.

Application 2022-03 for 756 Bloomfield Avenue

Mr. Piromalli explains that the attorney for the applicant has requested an adjournment to the June 9, 2022 meeting with no further notice being required. Mr. Lundy makes the motion, Ms. DiBartolo seconds, and all present vote in favor.

Application 2022-04 for 50 Grove Avenue

Mr. Piromalli swears in Alex Judka as the owner and applicant. Jerry Bruno is also sworn in as the applicants architect for the project. Mr. Piromalli notes he has reviewed the notices and the Board has jurisdiction to hear this application.

Mr. Judka notes they are requesting variances relating to constructing a two-story addition on their property. He adds that they recently had new baby and would like to add more space. He notes that project would create a new bedroom, larger playroom and office.

Mr. Bruno gives the Board a brief background of his education and experience and the Board accepts him as an expert. Mr. Bruno notes that the application is requesting two variances, one for lot coverage and the other for improved lot coverage. He explains that the two-story addition would expand the family room on the first floor, and on the second floor, they would be expanding one bedroom and adding another. He adds that the property is currently undersized for the zone, being only 4,704 square feet where 7,500 is required. He comments that the current lot coverage is approximately 24 percent, and they are requesting a variance to allow for 27.1 percent where 25 is required. He comments that the improved lot coverage required is 40 percent, and the current is about 41 percent, and they a proposing 44 percent with the addition. He continues by describing the layout of the house, and notes the exterior will have a decorative roof to give a little texture and make the house not look like a box.

Mr. Bruno marks exhibit A1 date 5/12/22 for the record. Mr. Piromalli notes that Mr. DeCarlo has noticed an addition variance for the air conditioning unit. Mr. Bruno notes they are proposing to move the unit to the side of the house, making it approximately 4.5 feet from the property line. Mr. Piromalli notes that according to the zoning ordinance, 150-7.3A requires 8 feet for the side yard setback. Mr. Bruno notes they would like to amend the application to include the addition variance for the air conditioning unit being 4.5 feet from the side yard setback. Chairman McGinley asks Mr. Judka to describe that part of the property. Mr. Judka explains there is a fence and the neighbors has a row of privacy trees.

Chairman McGinley asks if the Board has any questions. Mr. Lundy asks if they have spoken to the neighbors. Mr. Judka responds that he has and they did not raise any objection to the project. Chairman McGinley asks if the siding will match when the project is finished. Mr. Bruno notes that it will except for the gable that will be a little lighter to give a little texture. Ms. DiBartolo asks if there was any consideration to have the addition in the back of the house. Mr. Bruno notes there was not due to the small yard, they wanted to have space for the children to play, and that may have affected the rear yard setbacks. Vice Chairman Weston asks if any trees are being removed as part of the project. Mr. Bruno notes that they are not proposing to remove any trees.

Chairman McGinley asks if anyone from the public has any questions for the applicant. No members of the public came forward. Chairman McGinley asks if anyone from the public has any statements regarding the application.
Thomas Dequinzio from 52 Grove Avenue- Comments they are wonderful neighbors and he supports the project

Chairman McGinley asks the Board to deliberate. Mr. Mathewson comments that he does not feel that they are pushing the setbacks to any extreme and that there was good planning involved. Mr. Lundy notes that he feels they have done their best for a substandard lot, and that the only neighbor here was supportive is positive. Ms. DiBartolo and Mr. Liska agree with the other Board members comments.

Chairman McGinley asks for a motion to approve the application with the three variances as testified tonight. Mr. Lundy makes the motion, Vice Chairman Weston seconds. All present vote in favor, the application is approve 6 to 0.

Chairman McGinley notes that an issue has come up regarding 467 Bloomfield Avenue. He notes that there was an application for a doggy daycare that the Board approved approximately 3 years ago. He notes that all of the Boards approvals come with a 2 year time limit, and they are now asking to continue with the doggy daycare. Mr. Piromali notes this would be considered an extension of approval, and explains the Permit Extension Act of 2020. There is

discussion regarding the use that was approved and a restaurant use that was pending at the location. Mr. Piromalli notes that he will need to do some addition research on the situation and will get back to the Board.

Adjourn

There was a unanimous agreement to adjourn at 8:58 PM.

Respectfully submitted,

Ashley Neale
Board of Adjustment Secretary

PLEASE NOTE: Meeting minutes are a summation of the hearing. If you are interested in a verbatim transcript from this or any proceeding, please contact the Board of Adjustment Secretary at 973-857-4777.