

**ZONING BOARD OF ADJUSTMENT  
MINUTES  
MARCH 13, 2019**

The regular meeting of the Zoning Board of Adjustment was called to order by John Gee, Jr., Chairman.

All rose for the Pledge of Allegiance.

Meeting has been advertised in accordance with the State Open Public Meetings Act.

**Roll Call:**

Present:           John Gee, Jr.  
                      Lu Valentino  
                      John Zahradnick  
  
                      Richard Borden, Alt. #1  
                      Dawn Sadlowski, Alt. #2

Absent:           Michael Bimmer  
                      Karen Radie  
                      Angie Santori  
                      Steve Schmidt

Also Present:     Robert Kingsbury, Esq.  
                      John Cantwell, P.E., P.P., C.M.E.  
                      Kevin Rijs, Community Development Director

Chairman Gee explained procedures: (a) regarding use variance (weighted vote – requires five votes; four members absent); (b) three applications would have benefited by attending Site Plan, and none of them attended.

**New Business:**

**455 Rt 38 W. – Block 142; Lot 7; Kool Kidz World; ZBA307**  
**Zone: Commercial (C)       Existing & Proposed Use: Day Care**  
**Application: Use variance approved in 2015 conditioned upon survey-site plan approval.**

Julia Martinez, CEO, sworn in by Attorney Kingsbury.

Has approval; presenting site plan that was a condition of approval.

Mr. Cantwell: no comments.

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Public: None. Public Portion Closed.

Board: None.

Motion to Approve: Zahradnick/Borden. Roll Call: All Approve.

**325 W. Mill Rd. – Block 137; Lot 2; The Palace Associates LLC – ground mounted solar; Z-19-1**

**Zone: Residential (RA) Existing Use: Residential (3.7+/- acres)**

**Proposed Use: Residential with ground mounted solar to power adjacent nursing home (Palace Care Center) property (Block 137, Lot 2.01 – 315 W. Mill Rd., The Palace Associates, LLC %Rose Mtn).**

**Application: D Variance – Power installation to provide power to neighboring property with site plan waiver request.**

Motion to move application to April 10, 2019: Borden/Valentino. Roll Call: All Approve.

**1010 Fernwood Ave. – Block 3; Lot 12; Robert & James Petrowitz; Z-19-3**

**Zone: Residential (RA) Existing Use: Residential Duplex Proposed Use: No change**

**Application: “C” Variance – Oversized Garage; & “C” Variance Rear Yard Setback**

Robert Petrowitz and James Petrowitz sworn in by Attorney Kingsbury.

Both brothers live on bottom floor of duplex; tenant on top floor. Garage dimensions: 40’ X 30’. Garage will also be used for storage. A 12-foot lift may also be installed for car work. Electric only; no plumbing; will not be used for living quarters. When property was sub-divided, property line split shed – ½ on resident’s property; ½ on neighbor’s property.

Mr. Cantwell comments/questioning of applicant.

Board: Question regarding rear yard set-back (*would provide more useable space in front*).

Public: None. Public Portion Closed.

Garage will be no more than 15 feet at midpoint; electric only/no plumbing; installation of lift would require a permit; garage will be used for vehicles and typical garage storage; no living quarters; stone will be placed from existing driveway to garage.

Motion to Approve: Zahradnick/Valentino. Roll Call: All Approve.

**630 Alexander Ave. – Block 141.01; Lot 6; Mancon Enterprises LLC; Z-19-5**

**Zone: Business Development (BD)**

**Application: “D” Variance – to allow Contraction Company storage yard (vehicles and construction equipment)**

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Steven J. Jozwiak, Esq.  
James J. Mancuso, Owner, Mancon Enterprises, LLC, sworn in by Attorney Kingsbury.

**Testimony of Mr. Mancuso:** Construction/Excavation business.

Chairman Gee explained to applicant the benefit of attending Site Plan meeting (applicant preferred not to attend; attorney was not available). Applicant is attending Zoning Board meeting as the result of a violation.

Motion to Continue – Zoning Board Meeting of April 10, 2019: Valentino/Zahradnick. Roll Call: All Approve.

**Old Business:**None

**Minutes:**

February 13, 2019  
Motion to Approve: Gee/Borden. All Approve.

**Miscellaneous:**

**Reports:**

**Solicitor – Resolutions:**

2019-ZB-3: 104 Orchard Ave. – Block 8; Lot 4; Spectrum  
Motion to Approve: Borden/Valentino Roll Call: 6 Approve/1 Deny

Eligible to Approve: Michael Bimmer Angie Santori  
John Gee, Jr. Lu Valentino  
Karen Radie Richard Borden  
*John Zahradnick (DENY)*

2019-ZB-4: 18 E. Main Street - Block 90.01; Lot 7; St John's Episcopal Church  
Motion to Approve: Zahradnick/Valentino. Roll Call: All Approve.

Eligible to Approve: Michael Bimmer Angie Santori  
John Gee, Jr. Lu Valentino  
Karen Radie John Zahradnick  
Richard Borden

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2019-ZB-5: 2811 Route 73 South - Block 192; Lot 1; Renu Jain – Raja Auto  
Motion to Approve: Borden/Zahradnick. Roll Call: All Approve.

Eligible to Approve:	Michael Bimmer	Angie Santori
	John Gee, Jr.	Lu Valentino
	Karen Radie	John Zahradnick
		Richard Borden

Attorney Kingsbury prepared a draft letter to Township Council regarding recommendations for (a) storage sheds and (b) expanding a residential dwelling by adding a second floor without increasing the footprint of the existing dwelling. Zoning Board members will read letter over and a decision will be made at next meeting.

**Engineer:**None

**Community Development:**

2018 Annual ZBA report

Motion to Adopt 2018 Annual Report as presented by Kevin Rijs: Gee/Zahradnick. Roll Call: All Approve.

Chairman Gee congratulated Mr. Rijs on a great job.

**Once Around:** Angie Santori is doing well and hopes to return soon.

**Adjourn:**

Motion to Adjourn: Gee/Borden. All In Favor.