

**Meeting: Zoning Board of Adjustment**

**Date: October 13, 2021**

- I. Meeting called to Order
- II. Pledge of Allegiance
- III. Open Public Meeting Act

**IV. Roll Call**

Present

Absent

	Present	Absent
Ms. Karen Radie	X	
Ms. Santori		X
Ms. Valentino	X	
Mr. Zahradnick		X
Vice Chair Bimmer		X
Chairman Gee	X	
Ms. Bebitch Alt #1	X	
Ms. Mortimer Alt #2	X	
Mr. Taylor Alt # 3		X
Mr. Zerega Alt # 4	X	

**V. New Business:**

- a. **716 East Main St**-Block 148 Lots 4 & 5; TND Home Renovations, LLC;  
Z-21-12  
Zone: Residence district (R-2)  
Existing Use: multi-family dwelling  
Proposed Use: Triplex Dwelling  
Application: d(3)conditional use variance or nonconforming use approval

A Motion to adjourn this application until the next scheduled Zoning Board Meeting on November 10, 2021 was made by Ms. Radie, Second by Ms. Valentino, All Approve

**VI. Old Business:**

Minutes-August 11, 2021 and September 8, 2021

A Motion to Approve August 11, 2021 minutes was made by Chairman Gee, second by Ms. Bebitch, All Approve

A Motion to Approve September 8, 2021 minutes was made by Ms. Mortimer, second by Mr. Zerega, All Approve

Resolutions:

Z-21-10: 135 Frederick Ave- Block 123 Lot 18; Richard Wade

A Motion to Approve the Resolution was made by Mr. Zerega, second by Ms. Valentino, All Approve

Z-21-11: 55 Woodcrest Ave-Block 129.11 Lot 15; Katie Carangi

A Motion to Approve the Resolution was made by Ms. Valentino, second by Ms. Mortimer, All Approve

Engineer's Interpretation:

Board Engineer McNulty asked for the Board's thoughts on Fox Meadow 2019 Approval for the New Recreational Facilities. Mr. McNulty stated that a Cabana was identified on the original plans for the new pool area. The plans now reflect what he would determine to be a: Pool House with 2 bathrooms, janitor's closet, small office and outdoor shower area. It was moved and made slightly larger than the original plan. Mr. McNulty is asking the Board if the Applicant should come back to the Board to receive updated approvals for the new plan?

A Motion was made to ask Deerfield Associates to return to the Zoning Board for an amended application.

The Motion was made by Ms. Radie, second by Ms. Valentino, All Approve

**VII. Adjourn:** A Motion to adjourn was made by Ms. Valentino, second by Ms Radie, All approve

