

Z.B. 16-6588 Anthony Castro – Public Hearing for a Bulk variance to place a six foot chain link fence in front yard, setback ten (10’) from property line and coming off the side (instead of the rear) of the house, in second front yard, located at 4 Cherokee Court, Block 155, Lot 16.06 in the GCRC zone.

Application to be carried to September 27, 2016 without further notice to property owners.

Z.B. 16-6589 Alexandra Luski - Public Hearing for a Bulk variance to approve an existing 42” aluminum fence with 50” stone pillars built in the front yard and to approve an existing driveway that was built up to the property line, located at 215 Doe Trail, Block 154, Lot 1.19 in the LC zone

Alexandra Luski was sworn in and gave testimony. Mrs. Luski stated that her husband travels a lot for work, and he had the fence installed around the property for safety. Mrs. Luski stated that she had no knowledge that the contractor installed the fence and pillars without a permit. Mrs. Luski stated that when she was submitting her CCO application, she was told that the work was unpermitted and that the fence wasn’t allowed in the front yard. Mrs. Luski described the fence as a black aluminum fence with brick pillars with gates. Chairman Shapiro asked Mrs. Luski if the stanchions had lights on them, she replied “yes, one small light on each”. Alon Solon asked if any photos of the fence were submitted into evidence. Laura Neumann provided two color photos via Google Earth as evidence, the photos were marked B-1. Ira Levin requested a moment to review the photos. Chairman Shapiro opened up to the public.

PUBLIC –

Mario Recchia of 211 Doe Trail Morganville was sworn in and gave testimony. Mr. Recchia stated that he has concerns regarding a partial drainage ditch and pipe that comes from Mrs. Luski’s property onto his. Mr. Recchia submitted three color photos to the board as evidence, the photos were marked O-1. Mr. Recchia stated that when it rains, lots of mud runs down the ditch and piles up onto his property and in the street.

Chairman Shapiro asked Mrs. Luski if she had any knowledge as to when or why this drainage ditch and pipe were installed. Mrs. Luski stated that she had no knowledge as to why it had been installed. Chairman Shapiro requested to have someone Laura Neumann inspect the drainage ditch and pipe to determine how remediate the issue.

Application to be carried to September 13, 2016 without further notice to property owners.

Z.B. 16-6591 Steven & Abby Fino - Public Hearing for a Bulk variance to construct a 10' x 19' storage shed to hold pool chemicals and patio furniture, located at 11 Breton Court, Block 214.01, Lot 34 in the SCPR zone

Steven Fino was sworn in and gave testimony. Mr. Fino stated that he is proposing to construct a 190 square foot (10 feet x 19 feet) accessory shed toward the rear of the property. Mr. Fino stated that the purpose of the shed was for pool storage and that the structure would not have any electricity. Mr. Fino further stipulated that there would be no grading conducted on the site. The following relief was required: **Section 220-140D(1)** – The maximum permitted building coverage allowed for accessory building/structure within an SCPR Zone shall be 625 square feet; approximately 1,150 square feet is proposed in total for the existing accessory detached garage structure (960 square feet) and the proposed accessory shed structure (190 square feet). The detached garage structure was constructed prior to the adoption of said Ordinance Section (apparently dated May 5, 2005 – Ordinance No. 2005-17). **Section 220-140E(2)(d)**- Not more than one (1) shed shall be permitted to be placed on a property; two (2) accessory structures, a detached garage and a shed are to be located on the property. In response to questions from the Board, the Applicant further stated that the proposed height of the shed would be 10 feet.

PUBLIC - *There were no members of the public expressing an interest in this application.*

A motion in the affirmative

Offered:	Chairman Shapiro	Ayes:	6 (Mr. Solon, Mr. Levin, Chairman Shapiro, Dr. Adler, & Mr. Verdi)
		Recused:	0
		Nays:	0
Second:	Mr. Levin	Absent:	4 (Mr. Zwerin, Mr. Weilheimer, Ms. DiGrande, & Mr. Nappi)
		Abstain:	0

RESOLUTIONS

Z.B. 16-6587 Robin Smulofsky – Memorialization of Resolution granting a Bulk Variance to keep shed that was built in the second front yard, located at 28 Nashua Drive, Block 403, Lot 30 in the PAC zone.

A motion in the affirmative

Offered:	Chairman Shapiro	Ayes: 6 (Mr. Levin, Mr. Zwerin, Mr. Weilheimer, Chairman Shapiro, Ms. DiGrande, Mr. Verdi)
		Recused: 2 (Mr. Solon, Dr. Adler)
		Nays: 0
Second:	Mr. Zwerin	Absent: 0
		Abstain: 0

A motion to adjourn was offered by Chairman Shapiro, seconded by Dr. Adler.

Respectfully submitted

Jennifer Bajar