

May 24, 2017

A Regular Session Meeting of the Allendale Board of Adjustment was held in the Municipal Building, 500 West Crescent Avenue, Allendale, NJ on March 22, 2017. Ms. Hart announced that the Open Public Meetings Act requirements were met by the required posting and notice to publications and called the meeting to order at 8:30 p.m.

PRESENT: Ms. Chamberlain, Ms. Hart, Mr. Jones, Mr. Manning, Mr. Sirico, Ms. Tengi, Ms. Weidner.

ABSENT: Mr. Stephen.

ALSO PRESENT: Mr. Nestor, Esq. and Mr. Redling.

Next on the agenda was approval of the minutes. Carried from the April 26, 2017, meeting, the January 25, 2017, meeting minutes corrected. Ms. Tengi asked for any changes or modification. Hearing none, a motion was made by Ms. Chamberlain, seconded by Mr. Manning. A roll call vote was taken. All present voted in favor.

Approval of the minutes of March 22, 2017, meeting. Ms. Tengi asked for any changes or modification. Hearing none, a motion was made by Ms. Hart, seconded by Mr. Manning. A roll call vote was taken. All present voted in favor. Mr. Jones abstained.

Approval of the minutes of April 26, 2017, meeting. Ms. Tengi asked for any changes or modification. Hearing none, a motion was made by Mr. Jones, seconded by Mr. Sirico. A roll call vote was taken. All present voted in favor. Mr. Manning abstained.

Ms. Tengi informed the members of the Zoning Board that Mr. Nestor witnessed Ms. Tengi sign the resolution ZBA 17-06. This is a resolution approving terms of the stipulation of settlement and consent order in the matter of Michaels et al v. Northern Highland Regional High School Board of Education et al. The resolution was signed April 27 and submitted to the Zoning Board Secretary Ms. Ryan the same day.

Next on the agenda was approval of resolutions. Ms. Tengi noted the board will not follow the order of the agenda at this time in approvals of the resolutions. Ms. Tengi chose to approve first the Application File ZBA 2017-02 for Anthony Vlachos residing at 578 Brookside Avenue, Block: 1303 Lot: 3. Application for the following variances: minimum lot area and minimum left side setback. Ms. Tengi noted Ms. Scro the architect created an excellent design with the exceptional variation of two homes on one tax lot. Ms. Tengi asked for comments or revisions to the Resolution. Hearing none a motion was made by Ms. Chamberlain, seconded by Ms. Weidner. A roll call was taken. All present voted in favor.

Application ZPB 2017-03 for David and Brianne Wright residents of 50 Arcadia Road, Block: 1902 Lot: 3. Variance for minimum lot area, minimum front yard setback, and minimum rear yard setback. Ms. Tengi asked for comments or revisions to the Resolution. Hearing none a motion was made by Mr. Jones, seconded by Mr. Sirico. A roll call was taken. All present voted in favor.

Application ZBA 2017-01 for the applicant Lisa Zampardi and Thomas Mesuk, owners of the property located at 74 Arcadia Road, Block: 1902 Lot: 4 with an application for the following variances: Minimum lot width and minimum lot area. Mr. Jones noted a concern among the board members of the discrepancy between the data table and the measurements of the architectural rendering of the plan. The discrepancy was large enough to give pause to approving this resolution by the board members. Mr. Jones explained that the data table needs to be reflected accurately matching the drawings and the measurements which need to be in line with what was presented in Mr. Mesuk's data table which was approved by the Borough Code Official. Due to the question of the FAR the applicant will need to resubmit plans to the Borough Code Official for approval of any permits. Mr. Nestor read into the record the two additional paragraphs added to the Resolution for this application to adhere to the data block on

the plans presented at the April 26, 2017, meeting. The applicant must resubmit the architectural sketch in line with the data table and numbers approved by the Borough Code Official on the notice of conformance/non-conformance dated April 24, 2017. Mr. Jones motioned to approve as amended, seconded by Mr. Sirico also as amended.

IN FAVOR: Ms. Hart, Mr. Jones, Mr. Sirico, Ms. Tengi, Ms. Weidner.

NOT IN FAVOR: Ms. Chamberlain.

ABSTAIN: Mr. Manning.

Mr. Redling was sworn in by Mr. Nestor in the position of Alternate #2 to the Zoning Board of Adjustment.

Ms. Tengi asked for a motion to adjourn the meeting. A motion made by Mr. Jones, seconded by Ms. Tengi. The meeting was adjourned at 9:46 p.m.

Respectfully Submitted,

Christina Montanye