



BOROUGH OF EAST RUTHERFORD ZONING BOARD OF ADJUSTMENT MEETING MINUTES MARCH 07, 2024

A meeting of the East Rutherford Zoning Board of Adjustment was held on **March 7, 2024** at 7:30 pm at the Borough Hall, located at 1 Everett Place, East Rutherford. This meeting was held in compliance with the Open Public Meeting Act, N.J.S.A. 10:4.6., and notice was published in the approved newspapers and on the Borough's website. The meeting was called to order by Chairman Alberta, followed by the Pledge of Allegiance.

ROLL CALL

- | | |
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| <input checked="" type="checkbox"/> Philip Alberta, Chairman | <input type="checkbox"/> Meredith Martin, Alternate 1 |
| <input checked="" type="checkbox"/> Philip Sorbera, Vice Chairman | <input checked="" type="checkbox"/> Sergio Segalini, Alternate 2 |
| <input checked="" type="checkbox"/> John Martin | <input checked="" type="checkbox"/> Richard Cedzidlo, Attorney |
| <input checked="" type="checkbox"/> Derek Sands | <input type="checkbox"/> Glenn Beckmeyer, Engineer |
| <input checked="" type="checkbox"/> Carmen Polifronio | <input checked="" type="checkbox"/> Ray Tripodi, Planner |
| <input checked="" type="checkbox"/> Debra Zoller | <input checked="" type="checkbox"/> Bill Justis, Secretary |
| <input checked="" type="checkbox"/> Carlo Cavallo | |

APPROVAL OF MINUTES

APPROVAL OF MINUTES FOR February 1, 2024 MEETING						
Member	Moved by	Second	Aye	No	Abstain	Not Present
Alberta			X			
Sorbera	X		X			
Polifronio			X			
Sands			X			
Martin, J			X			
Zoller		X	X			
Cavallo			X			
Martin, M						X
Segalini			X			

Minutes approved.

RESOLUTION TO BE MEMORIALIZED

RESOLUTION # ZB 24-01 MONTESSORI SCHOOLS, INC. 144 BOILING SPRING AVENUE						
Member	Moved by	Second	Aye	No	Abstain	Not Present
Alberta			X			
Sorbera			X			
Polifronio	X		X			
Martin, J		X	X			
Zoller			X			

Resolution memorialized with amendment on The Site & Application, Section 4 (c).

Mr. Beckmeyer is in attendance.

COMPLETENESS REVIEW OF APPLICATION(S):

Docket # 24-01

Expansion of a Non-Conforming Lot

24 McKenzie Avenue

Block 16.02, Lot 20

Mr. Polifronio excused himself from this application.

Mr. Tripodi stated that the application has been deemed incomplete. In their opinion the information provided is insufficient for the Board to make an informed decision. Under additional comments on Beckmeyer Engineering letter dated March 5, 2024 a list of items missing for the drawings and is requesting a current survey.

Mr. Sorbera made a motion to deem the application incomplete as presented. Mr. Martin seconded the motion.

TO DEEM 24 MCKENZIE AVENUE APPLICATION INCOMPLETE AS PRESENTED						
Member	Moved by	Second	Aye	No	Abstain	Not Present
Alberta			X			
Sorbera	X		X			
Sands			X			
Martin, J		X	X			
Zoller			X			
Cavallo			X			
Segalini			X			

Deemed incomplete.

Chairman Alberta asked for a motion to open the meeting to the public.

Mr. Sorbera made a motion to open the meeting to the public. Mr. Martin seconded the motion. All present voted aye. The meeting was opened to the public.

Chairman Alberta asked the gentleman how can we help you.

The gentleman was questioning a decision on a previous application.

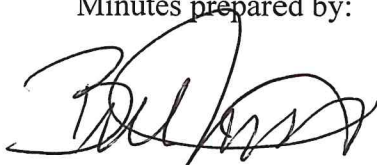
Mr. Cedzidlo suggested he obtain an attorney to see if there is just cause, if so you need to make an appeal to a higher court.

Mr. Martin made a motion to close the meeting to the public. Mr. Sorbera seconded the motion. All present voted aye. The meeting was closed to the public.

OTHER BUSINESS:

With no other business before the Board, Mr. Sands made a motion to close the meeting. Mr. Martin seconded the motion. All present voted aye. The meeting was adjourned at 7:50 PM.

Minutes prepared by:



Bill Justis
Board Secretary