



BOROUGH OF EAST RUTHERFORD ZONING BOARD OF ADJUSTMENT MEETING MINUTES MARCH 1, 2018

A meeting of the East Rutherford Zoning Board of Adjustment was held on **March 1, 2018** at 7:00pm 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.

ROLL CALL

- | | |
|---|--|
| <input checked="" type="checkbox"/> Philip Alberta, Chairman | <input checked="" type="checkbox"/> John Giancaspro, Secretary |
| <input checked="" type="checkbox"/> Carmen Polifronio | <input checked="" type="checkbox"/> Richard Cedzidlo, Attorney |
| <input checked="" type="checkbox"/> Al Levy | <input checked="" type="checkbox"/> Glenn Beckmeyer, Engineer |
| <input checked="" type="checkbox"/> John Martin | <input checked="" type="checkbox"/> Ray Tripodi, Planner |
| <input checked="" type="checkbox"/> Richard Krajunus, Vice-Chairman | |
| <input checked="" type="checkbox"/> Gary Viccaro | |
| <input checked="" type="checkbox"/> Thomas Banca | |
| <input checked="" type="checkbox"/> Derek Sands, Alternate Member | |

Denotes in Attendance

The meeting was called to order by Chairman Alberta, followed by the Pledge of Allegiance.

APPROVAL OF MINUTES

A motion was made by Mr. Polifronio, seconded by Mr. Banca to approve the minutes of the February 1, 2018 meeting, with two changes:

1. Mr. Krajunus be identified as the Vice-Chairman
2. A sentence be added under the roll call for the HPVIII application noting that the application was not approved.

ROLL CALL						
MEMBER	MOVED BY	SECOND	AYE	NO	ABSTAIN	NOT PRESENT
Alberta			X			

Polifronio			X			
Levy			X			
Martin		X	X			
Krajunus	X		X			
Viccaro			X			
Banca					X	
Sands			X			

RESOLUTIONS

RESOLUTION #18-001

“WHISPERING WOODS HEARING”

HPVIII 33 Route 17, LLC v. East Rutherford Zoning Board of Adjustment
 33 Route 17 South
 Block 88, Lot 1 and 1.01

Resolution memorializing the Board’s action on February 1, 2018 to deny the Applicant’s proposed settlement and revised application to construct a self-storage facility.

ROLL CALL						
MEMBER	MOVED BY	SECOND	AYE	NO	ABSTAIN	NOT PRESENT
Alberta						
Polifronio	X		X			
Levy			X			
Martin		X	X			
Krajunus						
Viccaro			X			
Banca						
Sands			X			

APPLICATIONS

DOCKET #18-001

Application for Use Variance

Robert Sumanis / Janson Associates

136 Mozart Street
 Block 48, Lot 12

Applicant seeks to convert an existing two-family dwelling into a commercial office space.

Mr. David Ripeto came forward on behalf of the Applicant for 136 Mozart Street. Mr. Ripeto introduced the application and acknowledged that he had received the review letter from Beckmeyer Engineering, and understood that additional information was required before the

application could proceed. He further explained and displayed an image of a conceptual plan, noting that the owner sought to improve the property and occupy the existing residential space for commercial office use. Mr. Ripeto requested that the application be carried to the April 5th meeting with no further notice requirement. He also stated that he would like to organize an on-site meeting between the Applicant's professionals and the Board's professionals.

Mr. Martin moved to deem the application incomplete and carry the application until the April 5th meeting, with no further notice requirement. Mr. Levy seconded the motion and all were in favor.

A concerned resident asked how they could voice concerns if they were not able to attend the hearing. Mr. Cedzidlo explained that the residents need to be present to allow for proper appropriate cross examination. Mr. Ripeto noted that he would meet with the concerned residents after the meeting.

With no further business before the Board, Mr. Levy moved to adjourn the meeting. Mr. Viccaro seconded the motion and all were in favor.

With no further business to conduct before the Board, a motion was made by Mr. Levy, seconded by Mr. Viccaro, to adjourn the meeting. All were in favor.

Minutes prepared by:

John Giancaspro
Secretary