



BOROUGH OF EAST RUTHERFORD ZONING BOARD OF ADJUSTMENT MEETING MINUTES OCTOBER 4, 2018

A meeting of the East Rutherford Zoning Board of Adjustment was held on **October 4, 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"/> Carmen Polifronio
<input type="checkbox"/> Al Levy
<input checked="" type="checkbox"/> John Martin
<input checked="" type="checkbox"/> Richard Krajunus, Vice-Chairman
<input checked="" type="checkbox"/> Gary Viccaro
<input type="checkbox"/> Derek Sands | <input checked="" type="checkbox"/> Tracey Burke, Acting Secretary
<input checked="" type="checkbox"/> Richard Cedzidlo, Attorney
<input checked="" type="checkbox"/> Glenn Beckmeyer, Engineer
<input checked="" type="checkbox"/> Ray Tripodi, Planner |
|---|---|

Denotes in Attendance

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

A motion was made by Mr. Polifronio, seconded by Mr. Krajunus to approve the minutes of the September 6, 2018 meeting, with a correction to add a statement that explains the outcome of the application.

APPROVAL OF THE MINUTES						
MEMBER	MOVED BY	SECOND	AYE	NO	ABSTAIN	NOT PRESENT
Alberta			X			
Polifronio	X		X			
Levy						
Martin		X			X	
Krajunus			X			
Viccaro			X			
Sands			X			

DOCKET #18-005

Completeness Review

61-63 Central Ave LLC
82 Herman Street
Block 43, Lot 20

Applicant seeks to eliminate an existing commercial space and to renovate an existing apartment unit and add three (3) additional apartment units for a total of four (4) apartment units.

Chairman Alberta announced that the Attorney for the Applicant contacted the Board and requested the application be carried to the next meeting due to the lack of a full Board being present. A motion was made by Mr. Krajunas to carry the application without further notice, if the first notice was proper. Mr. Martin seconded the motion and all were in favor. Chairman Alberta announced that the application would be carried to November 1st at 7:30pm without further notice requirements. Chairman Alberta noted that there were no members of the public present.

DOCKET #18-007

Change of Use

310 Hoboken Road LLC

310 Hoboken Road
Block 37, Lot 9

Applicant seeks to eliminate an existing commercial space and convert it to a one-bedroom apartment for a total of four (4) one-bedroom apartments.

Chairman Alberta announced that the Attorney for the Applicant contacted the Board and requested the application be carried to the next meeting due to the lack of a full Board being present. A motion was made by Mr. Polifronio to carry the application without further notice. Mr. Viccaro seconded the motion and all were in favor. Chairman Alberta announced that the application would be carried to November 1st at 7:30pm without further notice requirements.

RESOLUTION #18-005(R)

Preliminary & Final Site Plan Review

190 Van Winkle Realty LLC
190 Van Winkle Street
Block 92, Lot 16

Resolution memorializing the Board's action to deny the Applicant permission to demolish the existing structure and construct a five (5) story multi-family residential building consisting of 82 residential parking units with 116 parking spaces.

Mr. Cedzidlo reported that the Attorney for the Applicant had requested minor changes related to Page 1 Paragraph 2 in the resolution, which he recommended the Board incorporate into the resolution to be adopted. Mr. Tripodi also noted that the word "not" should be stricken from the first sentence of paragraph 7.1.

APPROVAL OF RESOLUTION #18-005(R)						
MEMBER	MOVED BY	SECOND	AYE	NO	ABSTAIN	NOT PRESENT
Alberta			X			
Polifronio	X		X			
Levy						X
Martin						
Krajunus		X	X			
Viccaro						
Sands						X

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

Minutes prepared by:

John Giancaspro
Secretary