

**BOROUGH OF EAST RUTHERFORD  
ZONING BOARD OF ADJUSTMENT  
January 7, 2016**

**A meeting of the Zoning Board of Adjustment was held on Thursday, January 7, 2016 at 7:30 pm. This meeting was held in compliance with the Open Public Meeting Act.**

***FLAG SALUTE***

**ROLL CALL:** Thomas Banca  
Richard Krajunus  
Al Levy  
Carmen Polifronio, Vice-Chairperson  
Philip Alberta, Chairperson

**Abscent:** Gary Viccaro  
John Martin  
William Collins

**Attending:** Richard Cedzidlo, Attorney for the Board  
Mark Everett, Planner, Remington, Vernick & Arango  
Arthur Senior, Engineer, Remington, Vernick & Arango  
Cheryl Wloch-Rapetti, Recording Secretary

**REORGANIZATION TO THE ZONING BOARD OF ADJUSTMENT**

Mr. Levy makes a motion to keep everything the same as last year. This motion is as follows: Chairperson is Philip Alberta, Vice-Chairperson is Carmen Polifronio, Secretary is Cheryl Wloch-Rapetti, Attorney is Richard Cedzidlo, Planner is Mark Everett of Remington, Vernick & Arango and Engineer is Arthur of Remington, Vernick & Arango. This motion was seconded by Mr. Krajunus.

For:  
Thomas Banca  
Richard Krajunus  
Al Levy  
Carmen Polifronio, Vice-Chairperson  
Philip Alberta, Chairperson

Mr. Polifronio makes a motion to approve the minutes of the December 3<sup>rd</sup> meeting but wants the minutes to be amended to reflect board member's last names and is seconded by Mr. Levy.

For:  
Thomas Banca  
Richard Krajunus  
Al Levy  
Carmen Polifronio, Vice-Chairperson  
Philip Alberta, Chairperson

Mr. Polifronio makes a motion to memorialize the resolution for 754 Paterson Avenue but a correction needs to be made on page 6 under the heading: Be It Further Resolved #1 states: "installation of silos", this should be corrected to state "residential units" and is seconded by Mr. Krajunus.

For:

Thomas Banca

Richard Krajunus

Al Levy

Carmen Polifronio, Vice-Chairperson

Philip Alberta, Chairperson

**Docket # ZB-15-002**

**384 Paterson Avenue ER, LLC**

**384 Paterson Avenue**

**Block 44, Lot 41**

Mr. David Crook, Esq. is asking to carry this application to the February meeting since we do not have a full board tonight.

The Board has agreed to this and no new notices or publication in the newspaper is needed. The board just ask Mr. Crook to provide a letter of waiver for automatic approval. Mr. Crook will comply and send letter to the Board Secretary.

**Docket #ZB-16-001**

**Arab Republic of Egypt**

**4 Jersey Street**

**Block 9, Lot 1 (Continuation)**

Mr. Antranig Aslanian, Esq. is representing the Arab Republic of Egypt. This is the continuation from December's meeting. Mr. Aslanian has hired a court recorder for his application. The minutes for this portion of the meeting have been transcribed by Metropolitan Court Reporting Service, Inc. and are file with the board secretary.

This application cannot be completed tonight and will be continue at our February meeting.

**Docket #ZB-16-002**

**MFREVF, Rutherford Station, LLC**

**201 Railroad Avenue**

**Block 72, Lot 1**

Mr. Jesse Stahr is representing the owners of Rutherford Station. Mr. Stahr is the Regional Capitol Project Manager for Gables Residential which own Rutherford Station. Mr. Cedzidlo, board attorney, advises the applicant he cannot be heard tonight. This application needs representation by a lawyer and this applicant did not notice the owners within two hundred feet of this project or publish in the newspaper. Ms. Wloch-Rapetti, secretary to the board, apologizes this was an oversight on her part and apologizes to the applicant and the board for the mistake. Mr. Stahr understands and says he will come

back to the board with correct representation for his application. Mr. Stahr also apologizes to the board.

Minutes by: Cheryl Wloch-Rapetti  
Secretary