

ZONING BOARD OF ADJUSTMENT
Minutes of the Meeting

May 26, 2020

The Zoning Board of Adjustment met for its Conference and Regular Meeting by means of Zoom Webinar telecommunications and a link to Facebook Live at 7:02 PM. Chairman Hochberg announced that proper notice had been given pursuant to the Open Public Meetings Act and guidance provided by the State's Division of Local Government Services. Secretary Fass called the Roll:

Present: James Hochberg, Chairman
Tony Nardone, Vice Chair
Pearl Hwang
Jared Resnick
Kalpesh Kenia
Ed Bier
Vineeta Khanna
Lauren Tabak-Fass
Laurie Kahn
Richard Vallario, Esq., Board Attorney
Jackie Hollis, Planning Administrator
Catherine Maddrey, Planning Assistant

Jeannette Harduby, Township Engineer and Donna Holmqvist, Planning Consultant joined the meeting for the JD Fitness application.

Minutes: The minutes of May 7, 2020 were accepted as presented.

Communications:

Old Business: The Board voted unanimously in favor of memorializing the following resolutions:
14 West Lawn Road – 14 West Lawn Road, LLC – App. No. 2019-66-V
26 Glendale Avenue – Yao Chen & Cathleen Zhang – App. No. 2020-11-V
20 Village Road – Phillip & Rosanna Forgione – App. No. 2020-7-V
9 Redwood Road – Agib Gerges – App. No. 2020-15-V
22 Briar Cliff Road – Nicholas & Jamie Hammer – App. No. 2020-13-V
2 Splitrock Road – Roland & Patricya Lee – App. No. 2020-8-V
9 Fernwood Road – Nuno Cunha – App No. 2020-14-V

Variance (*Adjourned from May 7, 2020*)

Block 3900; Lot 85

40 Intervale Road

Application No. 2020-9-V

Pradeep Kumar & Nidhi Gupta

Applicant is requesting approval to build a new home in violation of the following Section:
170-87BB3 Habitable Floor Area – 3520 sq ft required; 3890 sq ft proposed; 415 sq ft variance requested.

Pradeep and Nidhi Gupta (Applicants) and Christine Miseo (Architect) appeared and were sworn in to offer testimony. No members of the public appeared in support of or in objection to the application. A motion was made by Member Resnick and second by Member Khanna. The remaining members of the Board present and eligible voted in favor of the motion, subject to a memorializing resolution.

Preliminary Final Site Plan & Use Variance (*Continued from May 12, 2020*)

Block 5601; Lot 104

203 Hillside Avenue

Application No. 2016-65-PFSP-UV

JD Fitness Institute, LLC & Properties 143 LLC

The Applicant proposes the following:

Renovate the existing structure and construct a 2nd floor to be occupied as a fitness center; Reconstruct portions of the existing parking lot and pedestrian walkway areas at the rear of the building to provide new ADA accessibility and handicap striping parking areas, with re-striping and configuration of the overall parking lot; Install new LED site lights for parking lot illumination; Install new landscaping.

Appearing for the Applicant: Steven Azzolini, Esq. of Azzolini & Benedetti, LLC

Witnesses for the Applicant: Richard Keller, PE, PP & CME of Casey & Keller Inc.
Brian Conway, Landscape Architect
Donald R. Fiore, AIA of Heintz & Fiore, LLC
Jack DaSilva, Contract Purchaser/Applicant

Members of the Public with Questions: Christine Jung – 4 Essex Court
Richard Allen – 3 Essex Court
Gary Weeks – 2 Essex Court

It was agreed that the hearing would be continued to the Board's Regular Meeting at 7:00 PM on July 9, 2020. Accordingly, announcement was made for the continuance with no further notice by the Applicant required.

With no further business, the meeting adjourned at 10:47 PM.

Respectfully submitted,

Catherine Maddrey, Planning Assistant