

Minutes of the Zoning Board of Adjustment Public Meeting of Wednesday,
November 12, 2014

Present are Mr. Falco, Mrs. Friedman, Mr. Phillips, Mr. Phelps

Also present are March Leckstein, Esq., Leckstein & Leckstein

Absent are Mr. Bucco, who is in the hospital, Mrs. Anderson, who is ill, Mrs. Gotell and Mr. Byock.

Mrs. Friedman moves to accept the minutes of the September 10, 2014 Public Meeting, seconded by Mr. Phillips, and on voice vote all members agree.

Mr. Leckstein announces that all applications scheduled to be heard tonight, as listed below, will be carried to the December 10, 2014 public meeting, with no further notice, since there are only four Board members present.

Mr. Falco moves to carry all three applications listed with no further notice, seconded by Mr. Phillips, and on voice vote all members present agree (Mr. Falco, Mrs. Friedman, Mr. Phillips, Mr. Phelps).

Continued Business, **V14-105/Jaffrey, Applicant and Property Owner: Ferkhanda Jaffrey 477 Angel Street, Block 225, Lot 2, Use Variance** request to convert single family home into a two family home with the addition of a second story, on property located in the R 100 single family residential zone. **Jurisdiction was accepted on this application at the September meeting; the application was carried without further notice to the October 22 Public Meeting; the applicant's attorney is requesting this be carried to the November 12 Public Meeting.**

Continued Business, **V14-110/Schwartz, Applicant and Property Owner: Avram Schwartz, 24 Inglewood Lane, Block 110, Lot 54, Use Variance** request to install a 6 ft. fence in second front yard (Van Brackle Road) within a planting easement as well as a telephone and sanitary sewer easement, in the R75/PC zone, where 6 ft. fences are not permitted in a front yard area. **This application is carried from the October 22 Public Meeting for noticing deficiency.**

Continued Business, **V14-111/Rios, Applicant and Property Owner: Ricco and Jocelyn Rios, 102 Irongate Lane, Block 71, Lot 1, Variance** request to construct a 21 ft. x 9 ft. covered front porch; variance required for building coverage 23% proposed, 20% permitted, on single family home in the R75/PC zone. **This application is carried from the October 22 Public Meeting for noticing deficiency.**

Memorialization of Resolution, V14-102/SP14-503/241 Cliffwood Properties, LLC, Applicant: 241 Cliffwood Properties, LLC, Property Owners: Joseph, Sharon, Felicia, Dennis and Gary Bruno, 239, 241, 255-277 Cliffwood Avenue, Block 183, Lots 7, 11, 11.01, 12 and 12.01, Bifurcated use variance **application to construct seven (7) multifamily residential buildings, consisting of 66 residential units, including up to ten (10) COAH units, on property located in the NC Zone (front of property) and the R 100 zone (rear of property), where multifamily dwellings are not a permitted use,** is summarized into the record by Mr. Leckstein. Mrs. Friedman moves to memorialize, seconded by Mr. Phillips.

Yes: Mrs. Friedman, Mr. Phillips, Mr. Phelps

No: None

Abstain: None

Meeting adjourned.

