

MINUTES OF THE APRIL 23, 2019 ZONING BOARD OF ADJUSTMENT REGULAR MEETING

The following are the Minutes of the April 23, 2019 Regular Meeting of the Zoning Board of Adjustment of the Borough of Pompton Lakes that was held in the Council Meeting room of the Municipal Building, 25 Lenox Avenue, Pompton Lakes, New Jersey and was called to order at 8:00 P.M.

Willie Hunt read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

Mayor Serra gave the Oath of Office to David Rowan, Alternate #2 term to 12/31/20.

The following members were present Mr. Frank Abate, Mr. Michael Coss, Mr. Willie Hunt, Ms. Cindy McNamara, Mr. Peter Roos, Ms. Mary Curran, and Mr. David Rowan.

Mr. Adam Kent came in at 8:05pm.

Also present were Andrew Brewer, Board of Adjustment Attorney, Debbie Lawlor, Board Planner, Lynnette Bradley, Secretary, and Mayor Mike Serra.

MINUTES:

Regular Meeting Minutes dated February 26, 2019. Motion moved by Mr. Roos, seconded by Mr. Abate. **All eligible voted in favor.**

CORRESPONDENCE:

1. Borough of Wanaque – Ordinance adopting a redevelopment plan for the properties situated in the vicinity of Susquehanna Ave. near Twin Lakes.

APPLICATIONS:

BOA19-01
Urim Zhaku
405 Riverdale Blvd.
Block 10800 Lot 2

Ms. McNamara introduces the application

Mr. Ben Cascio 684 Route 208, Franklin Lakes, NJ introduces himself as the attorney for Urim Zhaku. He states they are before the board because the applicant received approval to construct a second story addition but during construction saw severe termite infestation so they had taken down the walls. The Zoning Officer issued a stop work order and violation. We are here today to allow us to proceed.

Mr. Cascio introduces their architect Mr. Matthew G Evans and Mr. Astrit Zuku who is doing the construction and is a professional land surveyor and is related to the applicant he is his uncle.

Mr. Matthew G Evans is sworn in he states they received approved plans for a one story single family home to construct a second floor addition but had found termites during construction. They put up 3 walls in the exact location as those taken down. He explains A1 the site plan. & A2 which shows the elevation, front & rear materials and design.

Mr. Brewer asks about the metal shed on the property if it will be taken down.

Mr. Cascio states it will be taken down.

Mr. Kent asks about the awning and the setback.

Mr. Hunt asks about the canopy above the original steps.

Ms. Lawlor asks about existing stairs. She goes over the setbacks and states they may require rear yard setback and other variances.

Mr. Cascio agrees they will have amendments with variances.

Mr. Kent asks if overhangs count with setback.

Ms. Lawlor looks at the plans and states that has to be amended the overhand does count.

Mr. Brewer states it will be amended to front yard setback and provide plans.

Mr. Cascio agrees to do so.

Mayor Serra states they did abide and stop work and follow the requirements and came forward. They want to make the area an improvement.

Mr. Brewer states he will need to make some changes to the resolution but he will have a letter done for the building department so you can go forward but you do have to sign a waiver until all the paperwork is complete.

Motion to approve the application #19-01 with amendments made by Mr. Roos, seconded by Mr. Coss

Roll Call: Mr. Abate Yes, Mr. Coss Yes, Mr. Hunt Yes, Ms. McNamara Yes, Mr. Roos Yes, Ms. Curran Yes, Mr. Kent Yes, Mr. Rowan Yes. All in favor.

RESOLUTIONS: None

NEW/UNFINISHED BUSINESS:

1. Open Space. Mr. Kent states it has been canceled.

PUBLIC DISCUSSION:

Ms. McNamara asks if there are any comments or questions from the public. Seeing there is none she closes public discussion.

Mr. Hunt asks if the applicant before us tonight had found termites shouldn't they have gone to the building inspector and how did this come to us.

Mr. Brewer explains that they now need variance because they took all the walls down and technically are constructing new.

ADJOURNMENT:

Motion moved by Ms. Curran, seconded by Mr. Hunt for the adjournment of this meeting at 8:28 pm. **All voted in favor.**

Lynnette Bradley, Secretary