

Present in Person: Mr. Kassis, Mr. Cleary, Mr McCord, Mr. Corona, Ms. Westerfeld
Mr. Van Horne Esq.(Board Attorney), Ms. Bauer (recording secretary), Janet Wehle (prospective member)

Absent :

Mr. Kassis called the meeting to order at 7:30 pm

Ms. Bauer did the roll-call

The Dec. 01, 2022 minutes were approved by Mr. Cleary and seconded by Mr. Corona.

1400 Joseph Cartagena 351 E. Madison B 91.05 L 20

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	50'	50'	NA	
Side Yard Abutting/Lot	30'	30'	NA	
Other Side Yard	30'	30'		
Combined Side Yards	60'	64'	NA	
Min. Rear Yard	75'	167'	NA	
FAR	20.1%	<20.1%	NA	
Height of Building	32'	32'	NA	
Lot Frontage	150'	173'	NA	
Lot Depth	200'	261'	NA	
Bldg. Coverage %	12.51%	28.1%	NA	
Impervious Coverage variable	35%	10%	NA	
LotArea	40,000 sf	40,151 sf	NA	
Fence Height	4'		6'	2'
Gates	75% open		solid	

Mr. Cartagena has applied to the ZBOA to construct a fence with gates

The application was carried to the Feb. 23, 2023 ZBOA meeting at the request of the attorney representing the applicant.

1401 Yaniv & Shelly Kalish		8 Mountain View Rd.		B 1.03 L 2
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25.1'	25.1'	
Side Yard Abutting/Lot	15'	16'	16'	
Other Side Yard	20'	16'	16'	ENC
Combined Side Yards	35'	32'	32'	ENC
Min. Rear Yard	30'	34.5'	34.5'	
FAR	34.32%	32.9%	32.9%	
Height of Building	28	28	28	
Lot Frontage	100'	75'	75'	ENC
Lot Depth	100'	100'	100'	
Bldg. Coverage %	20%	20%	23.27%	3.27%
Impervious Coverage variable	32.4%	30.2%	34.04%	1.64%
Lot Area	10,000 sq.ft	9677 sq.ft	9677 sq.ft	ENC

Mr. & Mrs Kalish has applied to the ZBOA to construct an addition

The application was carried to the Feb. 23, 2023 ZBOA meeting at the request of the attorney representing the applicant.

Memorialization

1396 Ridgetop Trust		47 Delmar Ave		B 158 L 55	
Description	Required	Existing	Proposed	Variance	
Front Yard Set Back	25'	25'	21.05'	3.95'	
Side Yard Abutting/Lot	15'	5.8'	5.8	9.2 ENC	
Other Side Yard	20'		7.7'	12.3' ENC	
Combined Side Yards	35'	13.5'	13.5'	21.5' ENC	
Min. Rear Yard	30'	32.4'	29.06'	.94'	
FAR	36.66%	22.22%	31.34%		
Height of Building	28'	15.6'	27.11'		
Lot Frontage	100'	62.5'	62.5'	ENC	
Lot Depth	100'	100'	100'		
Bldg. Coverage %	20%	26.82%	29.31%	9.31%	
Impervious Coverage variable	33.7%	34.97%	39.6%	5.9%	
LotArea	10,000 sf	6250 sf	6250 sf	ENC	

The application to construct an addition was approved.

Memorialization continued on next page

Memorialization

1397 Scott Bahng		2 Palisades Court		B 92.07 L 46
Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	25.6		
Side Yard Abutting/Lot	15'	14.2'		0.8' ENC
Other Side Yard	20'	19.5'		0.5' ENC
Combined Side Yards	35'	33.7'		1.8' ENC
Min. Rear Yard	30'	32.4	24'	6'
FAR				
Height of Building	28'	27.67'		
Lot Frontage	100'	105.7'		
Lot Depth	100'	104.4'		
Bldg. Coverage %	20%	17.09%	20.16%	0.16%
Impervious Coverage variable				
LotArea	10,000sf	10,166sf		

Mr. Bahng was granted approval for a deck.

This application was carried from the Oct. 27, 2022 ZBOA meeting.

Memorialization continued on next page

Memorialization

1398 William & Vanessa Franceschini 395 Highland St B 104 L 40

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	28.5'	28.5'	
Side Yard Abutting/Lot	15'	13.3'	13.3'	1.7' ENC
Other Side Yard	20'	13.4'	13.4'	6.6' ENC
Combined Side Yards	35'	26.7'	26.7'	8.3' ENC
Min. Rear Yard	30'		35'	
FAR				
Height of Building				
Lot Frontage	100'	80'	80'	ENC
Lot Depth	100'	104'	104'	
Bldg. Coverage %	20%	24%	24%	4% ENC
Impervious Coverage variable	31.9%		34.4%	2.5% ENC
LotArea	10,000 sf	8320 sf	8320 sf	ENC

Mr Franceschini was granted approval to reconstruct a patio and a retaining wall.

Memorialization continued on next page

Memorialization

1399 Avigail & Nimrod & Cohen 93 Cedar St B 54.01 L 84

Description	Required	Existing	Proposed	Variance
Front Yard Set Back	25'	27.4'	27.4'	
Side Yard Abutting/Lot	15'	11'	11	4' ENC.
Other Side Yard	20'	15.6	15.6	4.4' Enc
Combined Side Yards	35'	26.6'	26.6'	8.4' ENC
Min. Rear Yard	30'	36.4'	36.4	
FAR				
Height of Building	28'			
Lot Frontage	100'	70'	70'	30' ENC
Lot Depth	100'	125'	125'	
Bldg. Coverage %	20%	24.1%	24.1%	4.1% ENC
Impervious Coverage variable	32.9%	34.4%	38.4%	5.5%
LotArea	10,000 sf	8750 sf	8750 sf	ENC

Mr. & Mrs Cohen were granted approval to construct a patio

ZBOA meeting adjourned at 7:50 pm