

Meeting was called to order by Mr. James Jr. 6:30 p.m.

Pledge to the flag

Present: Mr. James, Mr. Black, Mr. O'Connor, Ms. Peticca, Mr. Banko, Ms. Helly, Mr. Chen, Mr. Del Priore, Mr. DuPont, Ms. Curran, Thomas Jardim, Esq.

Absent:

Mr. Jardim advised that the meeting was duly noticed under the Open Public Meeting Act.

The meeting was conducted through teleconference due to the COVID 19 pandemic and need to socially distance.

**Hearing:**

**ZB-20-01 Gurdarshan Singh**

249 Randolph Street

Block: 51042 Lot: 14.01

Minor Subdivision

Present: Paul Fletcher, Engineer/Planner; Gurdarshan Singh, Applicant

All present to represent board case ZB-20-01 were sworn in and accepted by present board members. Mr. Fletcher informed the board that the applicant decided not to be represented by an attorney. Mr. Fletcher provided an overview of the application: two lots with two single family detached dwellings. Originally the application requested two attached dwelling, Mr. Singh amended such plans. The side yard variance that were originally requested and noticed were no longer being requested due to the detached homes. The three variances requested are lot area, lot width and density. Mr. Fletcher addressed Mr. DuPont's Engineering Report stating the applicant will comply with his memo. Mr. DuPont stated the detached homes would benefit and is similar to the surrounding area. There is no variance request for parking as the application does meet MLUL standards. Mr. James suggested that each of the proposed driveways to occupy two vehicles, the applicant agreed. Mr. Fletcher referred to the colorized tax map submitted to the board and public, marked as exhibit A1, and stated that the request for the undersized lot is not inconsistent within the area's existing lots. Basements are included with each of the proposed houses, neither will have an outside access. Mr. Black asked for clarification of the distance between each home; it will be eight feet, four feet per each property.

Motion was made to the public by Chairman James.

Wendy Magayar, 253 Randolph Street, asked for clarification of the setbacks near the property line. Mr. Fletcher stated the new proposed dwellings were downsized to provide a ½ foot extra of space.

Motion was made to approve and seconded with a voice vote of seven.

**ZB-20-06 Tarlok Singh**

33 McKinley Avenue

Block: 7208 Lot: 6

Minor Subdivision

Present: Paul Fletcher, Engineer

All present to represent board case ZB-20-06 were sworn in and accepted by present board members. Mr. Fletcher informed the board that the applicant decided not to be represented by an attorney. Mr. Fletcher provided an overview of the application, the property is L-shaped with an existing two family home with a large garage at the rear. The applicant is proposing to subdivide the land into two lots. The frontage on McKinley will hold the existing home and construct a double wide driveway to provide four off-street parking lots. On Spruce Street a single family home is proposed with a driveway and garage. The Spruce street home will require no variances. The existing home on McKinley requests variances for lot area & width, front & side yard setback, impervious coverage for the front yard, and density. Mr.

DuPont confirmed with the board that the current two family dwelling is registered with the Borough. Mr. Fletcher stated the existing dwelling is comprised of (one) three bedroom unit and (one) two bedroom unit. The existing two family home will have four off-street parking spaces.

The proposed new structure on Spruce would be a single family two story four bedroom dwelling with a basement and a double-wide driveway. The basement will not have exterior access, internal entrance only. Mr. Fletcher addressed Mr. DuPont's Engineer review and agreed to the contents suggested. It was confirmed by Fletcher that there will be no adverse impact on the sewer system due to the new construction. Fletcher addressed the surrounding block and lots in comparison to the board case. He stated that he foresees no adverse impact to the neighborhood due to the subdivision and proposed construction. Mr. Black pointed out that the basement is proposed to be an eight feet in height, and would prefer it to be lower so it would not become a habitable space. Mr. Fletcher stated that the applicant has no intention of having any bedrooms or kitchen in the basement.

Motion was made to the public by Chairman James. Resident from 16 Spruce Street made comment regarding the parking and flooding. Resident from 37 McKinley Avenue showed concern regarding parking. Resident from 38 Arthur Avenue stated issues with parking and flooding. Resident from 12 Spruce Street shared concerns with parking and flooding. Mr. James address Mr. DuPont if there have been any documented complaints regarding flooding via phone call or emails. Mr. DuPont stated that there hasn't been any problems or complaints that he is aware of. Secretary Curran stated that she has not received any complaints about flooding as she does answer resident's calls through the Mayor's Office. Resident from 14 Spruce Street complained about parking. Resident from 15 Spruce Street stated he agreed with his neighbors. Mr. Jardim stated the applicant is not requesting a parking variance, the proposal meets MLUL standard.

Motion was made to approve and seconded with a voice vote of seven.

Motion to close the meeting was first and seconded.

**Next Regular Meeting Tuesday, June 23, 2020**

Respectfully submitted  
Lauren S. Curran, Zoning Board of Adjustment