

November 15, 2017

A regular meeting of the Allendale Board of Adjustment was held in the Municipal building on November 15, 2017. The meeting was called to order at 8:13 PM by Ms. Teng, Chairman, who announced that the requirements of the Open Public Meetings Act were met by the required posting and notice to publications.

The following members answered to roll call: Mr. Manning, Mr. Sirico, Mr. Stephen, Ms. Teng.
Absent: Ms. Chamberlain, Mr. Jones, Mr. Redling, Ms. Hart, Ms. Weidner.

The first agenda item was approval of the October 25, 2017, Regular Session minutes. Ms. Teng asked for any changes or revisions to the minutes. Mr. Sirico noted to include the comment regarding the four foot fence and not the six foot fence having been erected prior to the Memorialization of the bifurcated application of ZBA 2017-07. Mr. Nestor corrected the testimony to state garage bay and new driveway. Upon agreement by the board of the modifications, Ms. Teng requested a motion to approve the minutes. On a motion from Mr. Sirico, seconded by Ms. Teng, to be approved as submitted. A roll call vote was taken, and all in attendance voted for approval.

Next was Resolution ZBA 17-07 Recommending Adoption of an Ordinance to Update the Zoning Board of Adjustment's Application Checklist Requirements. Ms. Teng noted that applications to be submitted in a PDF form, and the Zoning Board will still receive hard copies to have for review at meetings. Most Applicants will have an Architect or Engineer with the capability to present the drawings in a PDF and if not Staples has the capability which reduces the hardship along with not presenting a cost prohibitive endeavor to what already exist. Ms. Teng requested a motion to approve the minutes. On a motion from Ms. Teng, seconded by Mr. Manning, to be approved as submitted. A roll call vote was taken, and all in attendance voted for approval.

Resolution Memorializing Variance Approval for application ZBA 2017-07, Donald and Sara Doraski, 30 Harreton Road, Allendale, Block: 509, Lot: 5, Variance - Minimum Right Side Setback (270-64B), Variance - Minimum Front Yard Setback (270-54B), Variance - Pre-Existing Non-Conforming Structure (270-37A). Ms. Teng requested a motion to approve the memorializing this application, Mr. Manning made a motion, seconded by Mr. Sirico. All present voted in favor of the resolution.

Next on the agenda was the hearing of applications. The first application ZBA 2017-06, Craig and Courtney Cagney for the balance of the bifurcated request variances for Minimum Front Yard Setback - Corner Lot (270-22), Minimum Rear Yard Setback (270-54D), Maximum Driveways - 2 (270-18B.4), Pre-Existing Non-Conforming Structure (270-37A), Fences (270-31). The applicant was not present thus, will be continued to the December 20, 2017, Regular Meeting of the Zoning board with no further requests of the applicant to notify neighbors nor public notice.

The meeting was open to the public by Ms. Teng, seeing no one the meeting was brought back to the board for any other discussions. Ms. Teng asked if any other concerns to be discussed. Hearing none on a motion by Mr. Sirico, seconded by Mr. Manning the meeting was adjourned at 8:22 PM.

Respectfully submitted,

Christina Montanye