DRAFT MINUTES - NOT TO BE USED AS AN OFFICIAL DOCUMENT

A regular meeting of the Zoning Board of Appeals was held on January 8, 2020. Present: Chairman Peter Hofmann, Bruce Gombos, Jon Maass, Paul Monte and 1st Alternate Joseph Capasso; and Ed Manley/Building Inspector. Excused: Jeremy Gutman and Trustee Liaison Vincent Rossillo.

Chairman Hofmann opened the meeting.

1.	Adopt minutes	of Zoning	Board of A	Appeals meeting	of December 1	1, 2019

Motion by Chairman Hofmann, seconded by Mr. Gombos to approve the meeting minutes of December , 2019 as amended.

2019 as amended.							
CHAIRMAN HOFMANN		☐ NAY	☐ ABSTAIN	RECUSE	☐ ABSENT/EXCUSED		
BRUCE GOMBOS		☐ NAY	ABSTAIN	RECUSE	ABSENT/EXCUSED		
JEREMY GUTMAN	☐ AYE	☐ NAY	ABSTAIN	RECUSE			
JON MAASS		☐ NAY	ABSTAIN	RECUSE	ABSENT/EXCUSED		
PAUL MONTE		☐ NAY	ABSTAIN	RECUSE	ABSENT/EXCUSED		
JOSEPH CAPASSO, 1 ST ALTERNATE		□ NAY	ABSTAIN	RECUSE	☐ ABSENT/EXCUSED		
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED		
RESULT:	MOTION: PASSES						
 65 Walgrove Ave. Public hearing for proposed plans to construct an addition/renovation at 65 Walgrove Avenue. The proposed plans require a variance of 16'8" rear yard set-back. Motion by Chairman Hofmann, seconded by Mr. Maass to open the public hearing for 65 Walgrove Avenue for proposed plans to construct an addition/renovation at 65 Walgrove Avenue. 							
Walgrove Avenue. Motion by Chairman	The proposition Hofmann, s	sed plans requeseconded by	uire a variance of Mr. Maass to o	16'8" rear yard so	et-back. nearing for 65 Walgrove		
Walgrove Avenue. Motion by Chairman	The proposition Hofmann, s	sed plans requeseconded by	uire a variance of Mr. Maass to o	16'8" rear yard so	et-back. nearing for 65 Walgrove		
Walgrove Avenue. Motion by Chairman Avenue for proposed p	The propos	sed plans requeseconded by truct an addit	wire a variance of Mr. Maass to of tion/renovation at	16'8" rear yard soppen the public has 65 Walgrove Avo	et-back. nearing for 65 Walgrove enue.		
Walgrove Avenue. Motion by Chairman Avenue for proposed p	The proposition of the propositi	sed plans requeseconded by truct an addit	Mr. Maass to otion/renovation at	ppen the public has 65 Walgrove Ave	et-back. nearing for 65 Walgrove enue. ABSENT/EXCUSED		
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Walgrove Avenue. Motion by Chairman Avenue for proposed p CHAIRMAN HOFMANN BRUCE GOMBOS JEREMY GUTMAN JON MAASS	The proposition of the propositi	sed plans requestruct an additional NAY NAY NAY NAY	Mr. Maass to otion/renovation at ABSTAIN ABSTAIN ABSTAIN ABSTAIN ABSTAIN	pen the public has 65 Walgrove Ave	et-back. nearing for 65 Walgrove enue. ABSENT/EXCUSED ABSENT/EXCUSED ABSENT/EXCUSED ABSENT/EXCUSED		

MOTION: PASSES

Mr. Spencer Leaf/Architect was present to represent the application.

Mr. Leaf discussed the proposed application.

VOTE TOTALS
RESULT:

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A discussion was held and Mr. Leaf addressed questions from the Board.

Motion by Mr. Gombos, seconded by Chairman Hofmann to close the public hearing for 65 Walgrove Avenue for proposed plans to construct an addition/renovation at 65 Walgrove Avenue.

CHAIRMAN HOFMANN		☐ NAY	ABSTAIN	RECUSE	ABSENT/EXCUSED		
BRUCE GOMBOS		☐ NAY	☐ ABSTAIN	RECUSE	☐ ABSENT/EXCUSED		
JEREMY GUTMAN	☐ AYE	☐ NAY	☐ ABSTAIN	RECUSE			
JON MAASS		☐ NAY	☐ ABSTAIN	RECUSE	ABSENT/EXCUSED		
PAUL MONTE		☐ NAY	☐ ABSTAIN	RECUSE	☐ ABSENT/EXCUSED		
JOSEPH CAPASSO, 1 ST ALTERNATE		□ NAY	☐ ABSTAIN	RECUSE	☐ ABSENT/EXCUSED		
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED		
RESULT:	MOTION: PASSES						
	Motion by Mr. Gombos, seconded by Mr. Maass to approve the proposed plans to construct an addition/renovation at 65 Walgrove Avenue, noting that the proposed plans require a variance of 16'8" rear yard set-back.						
addition/renovation at		•	1.1				
addition/renovation at		•	1.1				
addition/renovation at yard set-back.	65 Walgrove	e Avenue, no	oting that the prop	osed plans require	e a variance of 16'8" rear		
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3. **156 Palisade St.** Public hearing for proposed plans to construct a new multi-family building.

Mr. Paddy Steinschneider/Gotham Design and Development was present to represent the application.

Mr. Steinschneider gave a presentation on the proposed application.

A discussion was held and Mr. Steinschneider addressed questions from the Board.

The following people addressed the Board: Mr. Ed Hennessey/80 Bellewood Avenue; Ms. Denise Woodin/154 Palisade Street; and Mr. Stephen Tilly/87 Ogden Park.

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Chairman Hofmann said this is being reviewed by the proper people to figure out what makes the most sense.

Chairman Hofmann asked Mr. Steinschneider how he would like to proceed.

Mr. Steinschneider said he is going to discuss with their Attorney and take another look at some things. Mr. Steinschneider said they should provide this to the Planning Board to see where they want to take us and maybe we would be back at the next Zoning Board meeting.

Chairman Hofmann said the public hearing should be adjourned so they don't have to come back next meeting, but can come back. Chairman Hofmann said this is a project that has to be worked out between the Planning Board and the Zoning Board.

Mr. Steinschneider said he thinks the Board handled this in a good way tonight which is to say let's see what other people are thinking, what justice that makes and see if that gets us to a place that is closer than we were.

Chairman Hofmann said this is less about the zone than it is about the appropriateness of this fitting in with the other buildings on the street.

Motion by Mr. Maass, seconded by Mr. Gombos to close the meeting.

CHAIRMAN HOFMANN		☐ NAY	☐ ABSTAIN	RECUSE	☐ ABSENT/EXCUSED	
BRUCE GOMBOS		☐ NAY	☐ ABSTAIN	RECUSE	☐ ABSENT/EXCUSED	
JEREMY GUTMAN	☐ AYE	☐ NAY	☐ ABSTAIN	RECUSE		
JON MAASS		☐ NAY	☐ ABSTAIN	RECUSE	☐ ABSENT/EXCUSED	
PAUL MONTE		☐ NAY	☐ ABSTAIN	RECUSE	☐ ABSENT/EXCUSED	
JOSEPH CAPASSO, 1 ST ALTERNATE		□ NAY	☐ ABSTAIN	☐ RECUSE	☐ ABSENT/EXCUSED	
VOTE TOTALS	5 AYE	0 NAY	0 ABSTAIN	0 RECUSE	1 ABSENT/EXCUSED	
RESULT:	MOTION: PASSES					

The meeting adjourned at 9:06 p.m.