

**DRAFT MINUTES – NOT TO BE USED AS AN OFFICIAL DOCUMENT**

A regular meeting of the Zoning Board of Appeals was held on February 12, 2020. Present: Chairman Peter Hofmann, Bruce Gombos (arriving at 8:02 p.m.), Jeremy Gutman, Jon Maass, Paul Monte and 1<sup>st</sup> Alternate Joseph Capasso; Ed Manley/Building Inspector and Dan Roemer/Assistant Building Inspector. Excused: Trustee Liaison Vincent Rossillo.

Chairman Hofmann opened the meeting.

**1. Adopt minutes of Zoning Board of Appeals meeting of January 8, 2020**

Approval of the minutes of the Zoning Board of Appeals meeting of January 8, 2020 will be continued to the next meeting of the Board.

**2. 156 Palisade St.** Public hearing for proposed plans to construct a new multi-family building.

Mr. Manley said the application of 156 Palisade Street should be taken off of this evening's agenda because we don't know when he is going to be finished with the Planning Board. Mr. Manley said we will let the applicant re-notice when they are ready to come back.

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

Motion by Mr. Monte, seconded by Chairman Hofmann to take the application of 156 Palisade Street off the Zoning Board of Appeals agenda until the applicant comes back with a plan and re-notices.

<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>4</b> AYE	<b>0</b> NAY	<b>0</b> ABSTAIN	<b>0</b> RECUSE	<b>2</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

Mr. Gombos arrived at the meeting.

**3. 58 Northfield Ave.** Continuation of Public Hearing for plans to legalize an additional dwelling unit to home located at 58 Northfield Avenue. The proposed plans are for a two (2) family home on a 12,500 sw. ft. lot. The OF-6 zone only allows one (1) family dwelling, therefore a use variance for a two (2) family dwelling is required.

Ms. Sherry Wiggs/39 Hilldale Road was present to represent the application.

Ms. Wiggs discussed the proposed application.

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A discussion was held and Ms. Wiggs addressed questions from the Board.

Mr. Manley said he lives in this area and would not want it to be two family. Mr. Manley said we have existing non-conforming and this one is right up the street from me and it doesn't affect me or the neighborhood at all because of the size of the lot, and it doesn't increase the density that was already intended for this neighborhood. Mr. Manley said Mr. Petretti's site plan shows that there are two existing off street parking spots and his site plan shows that two more will be added.

Mr. Manley addressed questions from the Board.

Motion by Chairman Hofmann, seconded by Mr. Gutman to close the public hearing for 58 Northfield Avenue for plans to legalize an additional dwelling unit to home located at 58 Northfield Avenue. (The proposed plans are for a two (2) family home on a 12,500 sq. ft. lot. The OF-6 zone only allows one (1) family dwelling, therefore a use variance for a two (2) family dwelling is required.)

<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>5</b> AYE	<b>0</b> NAY	<b>0</b> ABSTAIN	<b>0</b> RECUSE	<b>1</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

Motion by Chairman Hofmann, seconded by Mr. Monte to grant the application of 58 Northfield Avenue.

<b>CHAIRMAN HOFMANN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>BRUCE GOMBOS</b>	<input type="checkbox"/> AYE	<input checked="" type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JEREMY GUTMAN</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JON MAASS</b>	<input type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input checked="" type="checkbox"/> ABSENT/EXCUSED
<b>PAUL MONTE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>JOSEPH CAPASSO, 1<sup>ST</sup> ALTERNATE</b>	<input checked="" type="checkbox"/> AYE	<input type="checkbox"/> NAY	<input type="checkbox"/> ABSTAIN	<input type="checkbox"/> RECUSE	<input type="checkbox"/> ABSENT/EXCUSED
<b>VOTE TOTALS</b>	<b>4</b> AYE	<b>1</b> NAY	<b>0</b> ABSTAIN	<b>0</b> RECUSE	<b>1</b> ABSENT/EXCUSED
<b>RESULT:</b>	<b>MOTION: PASSES</b>				

The meeting adjourned at 8:29 p.m.