

Borough of Kinnelon

Board of Adjustment

March 1, 2016

The regular monthly meeting of the Kinnelon Board of Adjustment was called to order by Chairman John Carpenter at 8:01p.m., Thursday, March 1, 2016 in the Municipal Building.

It was posted that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends on January 2016 and by sending the meeting date to the Daily Record and Herald News on January 2016.

Present and answering roll call were Mr. Carpenter, Mrs. Maletsky, Mr. Ruocco, Mr. Ott, Mrs. Minett and Mrs. Canale. Mr. Diani was absent from this meeting.

The February minutes will be carried to the April meeting.

Mr. Carpenter stated that the application #1419 CC's Canine Care will be carried to the April 5th meeting.

Application #1433, 37 Lakeside Trail, Mr. & Mrs. Urban. The applicant is seeking approval to construct a new one-story covered porch and other improvements.

Mr. Ott read the Engineers report into the record.

Mr. Bacchetta swore in Mr. & Mrs. Urban.

Mrs. Urban stated that she would like the front porch to be even with the first floor and she has been saving for a long time for this. Mrs. Urban said that she lives in a beautiful neighborhood and likes to be outside.

Mr. Ruocco asked if the driveway will remain the same.

Mr. Urban stated that it will not be touched.

Mr. Carpenter asked Mr. & Mrs. Urban if they had any problems complying with the Engineers report.

Mr. & Mrs. Urban both agreed they had no issues.

Mr. Ruocco asked what the shed in the back was on.

Mrs. Urban said it was on blocks.

Mr. Carpenter opened the meeting to the public and hearing no one from the public opened it back up to the Board.

Mrs. Canale asked if all the surrounding neighbors were notified.

Mr. Carpenter stated that they have notified 10 days prior to the meeting and if anyone had any issues they were able to come to the meeting and voice there opinion.

Mr. Carpenter asked if there would be any lighting.

Mrs. Urban said only a porch light.

Mr. Ott stated that he was a fan of these kind of porches.

A motion to approve the application was offered by Mrs. Maletsky, second by Mrs. Canale with the "yes" vote of all on roll call.

A motion to approve the bills was offered by Mrs. Maletsky, second by Mr. Ott with the affirmative "yes" vote of all on roll call.

A motion to approve resolution #1412 Brobeck was offered by Mrs. Maletsky, second by Mr. Ott with the affirmative "yes" vote of all on roll call except Mrs. Canale and Mr. Ruocco abstained.

A motion to approve resolution #1434 Verizon Wireless was offered by Mrs. Maletsky, second by Mr. Ott with the affirmative "yes" vote of all o roll call.

Mr. Carpenter asked Mr. Bacchetta if he could explain a little about what's going on with the application CC's Canine Care.

Mr. Bacchetta stated that the application is not complete and they are seeking a Use Variance and Site Plan Approval. Mr. Boorady issued a report a year ago and several checklist items not were not met. The applicant rather come to the Board for waivers rather than hand in an application that Mr. Boorady will deem incomplete. Mr. Bacchetta stated that if an applicant comes in for waivers notice doesn't have to be given to the residents within 200 feet because the application hasn't been deemed complete. This application will be a use variance so they will need 5 out of the 7 votes.

A motion to adjourn and pay the bills at 8:40 pm was offered by Mrs. Maletsky, second by Mr. Ruocco with the affirmative "yes" vote of all on roll call.

Submitted by:

Jennifer Highers
Board of Adjustment

Cc: All Board Members
Board Attorney