

Borough of Lodi
Zoning Board Minutes
February 28, 2008

The meeting was called to order at 7:30 p.m. by Chairperson Mr. Inserra

Members Present: Mr. Paladino
 Mr. Gilson
 Mr. Gaciofano
 Mr. Pinto
 Mr. Avola
 Mr. Inserra

Also Present: Zoning Board Attorney Marcel Wurms
 Zoning Board Secretary Marlene Muska
 Zoning Board Engineer Thomas Solfaro
 Zoning Board Planner Michael Pessolano

Members Excused: Mr. Bene
 Mr. Staine
 Mr. Schrieke

Motion by Mr. Gilson, seconded by Mr. Paladino to approve the minutes of the January 24, 2008 meeting. All members present voted in favor of the motion.

Settlement: BER-L-004523-07 Enterprise Outdoor
 75 Route 46 West
 Block 164 – Lot 420.1

Enterprise Outdoor agreed to drop the lawsuit against the town and the zoning board as the town agreed to revise the ordinance and therefore Enterprise Outdoor does not need to come before the zoning board. We just need approve the fact that they are dropping the lawsuit against the zoning board. There was a motion by Mr. Avola and seconded by Mr. Pinto, all members present voted in favor of the motion.

Application: 112807Z Russonello
 71 Garibaldi Avenue
 Block 154 – Lot 39

This applicant appeared before the board on April 26, 2007 (application # 021407Z) and at that time the board denied the application. This applicant now has come forth with sufficient changes in the new application. This application was submitted for bulk variance relief and consists of expanding an existing one family home. Mr. Russonello is attempting to purchase from the Borough of Lodi a rear lot which is approximately 46.66 feet wide and 85 feet deep. Once the borough finalizes the subdivision, Mr. Russonello's property will enlarge and eliminate the need for a rear yard setback and/or lot coverage variances. Mr. Russonello would only required bulk variances for side yard setbacks and lot width.

Motion by Mr. Avola and seconded by Mr. Pinto subject to getting the deed to the rear of the property from the borough. All those members in attendance voted in favor of the motion.

At this time the board took a 5 minute recess.

Roll Call: Mr. Paladino
Mr. Gilson
Mr. Gaciofano
Mr. Pinto
Mr. Avola
Mr. Inserra

Also Present: Mr. Wurms
Mrs. Muska
Mr. Pessolano
Mr. Solfaro

Application: 051007Z Biscotti
61 Wisse Street
Block 224 Lot 4.01

The applicant was meeting outside with one of the objectors, upon his entrance into the meeting; Mr. Toronto requested a postponement until the March 27th meeting of this board. Mr. Inserra requested that the applicant re-advertise in the newspaper. Mr. Wurms suggested that if the applicant is not ready for the March meeting he notify the residents within the 200 feet of the applicant by regular mail, and when he is ready to come back he will re-advertise and re-notify.

Resolutions - none

Old Business – none

New Business: Mr. Wurms reminded the board members of the March 29, 2008 certification at Bergen Community College. As far as the current board Mr. Bene and Mr. Paladino must attend.

There was a motion by Mr. Avola and seconded by Mr. Gaciofano to adjourn.

Respectfully submitted,

Marlene Muska