

Lodi Zoning Board Minutes
July 24, 2008

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

Members Present: Mr. Bene
 Mr. Staine
 Mr. Gilson
 Mr. Schrieke
 Mr. Avola
 Mr. Inserra

Also Present: Zoning Board Attorney Marcel Wurms
 Zoning Board Secretary Marlene Muska

Members Absent: Mr. Paladino
 Mr. Pinto

Also Absent: Zoning Board Engineer Thomas Solfaro
 Zoning Board Planner Michael Pessolano

Members Excused: Mr. Gacifano

There was a motion by Mr. Staine seconded by Mr. Gilson to accept the minutes of the June 26, 2008 meeting – there was a correction of the minutes by Mr. Inserra stating there was no one from the audience that wished to be heard on application 061008Z. The minutes were corrected and on file in the Building Department. All members present voted in favor of the motion and correction – Mr. Bene abstained.

Resolution: 061008Z Mr. & Mrs. Stephen Jefferson
 570 North Main Street
 Block 172 – Lot 27

The application consists of a proposal to add an addition to an existing one family home. Bulk variances are required for rear yard setback, minimal side yard setback and a height variance may be required. The board found that while the variances maybe required they are de minimis in nature and the height of the addition is not greater then the existing height.

Mr. Avola questioned a sentence in the resolution #5 “in addition there is a benefit by providing the Borough with new housing stock” Mr. Wurms explained that the “new housing stock” means that the homeowner is revitalizing the home making “new housing stock” as per the Master Plan. Mr. Bene questioned the measuring of the height of a building and Mr. Wurms stated he will refer the question to the engineer; however Mr. Inserra stated you go with the mean to measure the height.

There was a motion by Mr. Avola and seconded by Mr. Schrieks to approve the resolution Roll Call for those members eligible to vote:

Mr. Avola – yes

Mr. Schrieks – yes

Mr. Staine – yes

Mr. Gilson – yes

Mr. Inserra – yes

This concludes the business that had to be resolved prior to the reorganization meeting.

We will continue with the Reorganization Meeting for the July 2008 – June 2009 Meetings.

Motion by Mr. Avola – seconded by Mr. Staine to appoint Mr. Inserra Chairperson. There were no other nominations. All members in attendance voted in favor of the motion.

Motion by Mr. Inserra – seconded by Mr. Schrieks to appoint Mr. Avola as Vice-Chairperson. There were no other nominations and therefore Mr. Wurms stated the secretary can cast one vote.

Motion by Mr. Avola – seconded by Mr. Gilson to appoint Mr. Wurms as Zoning Board Attorney. There were no other nominations and therefore the secretary will cast one vote.

Motion by Mr. Avola – seconded by Mr. Staine to appoint Mrs. Muska as Zoning Board Secretary. There were no other nominations. All members in attendance voted in favor of the motion.

There are no appointments made by this board for the Engineer and the Planner, they are appointed by the Mayor and Council.

There already was approval of the meeting dates. Please note the meeting date change for the November 27th meeting date the correct date for the November meeting is NOVEMBER 20, 2008.

Mr. Wurms handed out a new application draft and this will be discussed at the September meeting. This is rough draft and each member will be given the opportunity to suggest changes. The ordinance regarding the schedule of fees should be revised, but that has nothing to do with this board.

The letter regarding the emergency generator will be sent to Mr. Solfaro.

Mr. Inserra stated that any changes to be made to the variances must be sent in writing to this board. Mr. Wurms suggested that this board should make it a policy that any change in the site plan application must come before this board and the board will determine if it is a material change and if a hearing is required. If there is a change in the variance a full hearing will be

required. A motion by Mr. Avola and a second by Mr. Bene to go ahead with the policy all members present voted in favor of adopting this policy.

The next problem Mr. Inserra had is regarding 15 Terhune Avenue this application came before the board January 19, 2007. A permit was granted for a fence application, on the application it states see site plan for fence, sidewalk, parking and curb cut. It should actually state see resolution and site plan. The resolution states plastic fence – the site plan states board on board and the owners now want to change to cyclone. From the letter the members have this owner is looking for relief, he now has a chain fence and just wants to put slates. There is also lighting issues as per Mr. Avola. Mr. Wurms stated it looks like the site plan was revised. The owner knows what should have been done and now is looking for relief, Mr. Avola stated. Mr. Wurms suggested a letter be written and state that the applicant must come before the board again. Motion by Mr. Avola and seconded by Mr. Gilson that the letter be sent and the applicant come before us with a new site plan, stating the changes the applicant wishes to make, basically this will be a new application. All members voted in favor of the letter.

Mr. Staine advised the board that the borough attorney is looking into the storage container issues.

Mr. Staine looked into the issues regarding 159 Garibaldi Avenue. Everything was done according to the site plan the board approved.

Motion by Mr. Gilson seconded by Mr. Bene to adjourn.

Respectfully submitted,

Marlene Muska