

BOARD OF ADJUSTMENT
MINUTES OF THE MEETING
AUGUST 4, 2016

CALL TO ORDER: This is a regularly scheduled meeting of the Board of Adjustment of the Borough of Franklin Lakes. In compliance with the Open Public Meetings Law, Notification of this Meeting has been sent to our Official Newspapers and Notice has been posted on the bulletin board at the Borough Hall. I direct that this announcement be entered into the Minutes of the meeting.

ROLL CALL:

Present: Mrs. Gerber, Mr. Messaros, Mr. Frankel, Mr. Hunter

Absent: Mr. Bavagnoli, Mr. Badenhausen, Mr. DeLorenzo, Mr. Saracino

FIRE SAFETY ANNOUNCEMENT - The fire exits are out the double doors, down the stairs and out the front door and the side exit door down the stairs and out the side door.

ORAL COMMUNICATIONS

There were no oral communications this evening.

OLD BUSINESS

Cal.#2016-6 Application for Montgomery, 1007 Franklin Lake Road, Block 1208, Lot 1, Dimensional Variances. CARRIED FROM 7-7-16. MEETING FOR APPROVAL

Revised plans were distributed to the Board.

Mr. Montgomery was approved for 31.5% total coverage. Ms. Tiberi informed the Board of the past approvals to 20.2% coverage and the current 28.7% total coverage was due primarily to an expanded driveway, front walk and secondary front walk. Mr. Montgomery testified that he has not done any site improvements to date and inherited the total coverage overage. The Board discussed the actual square footage of coverage being requested of 5,990 which on a standard size lot in a 22.5 zone, this would be a coverage of 26.2%, which is in line with many past coverage variances.

The resolution was scheduled for approval next on the agenda.

RESOLUTIONS

Montgomery, 1007 Franklin Lake Road, Block 1208, Lot 1

Mr. Frankel made a motion to memorialize the resolution as presented, seconded by Mr. Hunter.

Roll Call Vote

Ayes: Mrs. Gerber, Mr. Messaros, Mr. Frankel, Mr. Hunter

Nays: None

Davis, 496 Cherry Street, Block 2506, Lot 3

Mr. Messaros made a motion to memorialize the resolution as presented, seconded by Mr. Frankel.

Roll Call Vote

Ayes: Mrs. Gerber, Mr. Messaros, Mr. Frankel, Mr. Hunter
Nays: None

Ross, 321 George Street, Block 3303.01, Lot 9

Mr. Messaros made a motion to memorialize the resolution as presented, seconded by Mr. Frankel.

Roll Call Vote

Ayes: Mrs. Gerber, Mr. Messaros, Mr. Frankel, Mr. Hunter
Nays: None

Investors Group of New Jersey, LLC, 626 Kuliana Court, Block 3102, Lot 2.01

No one was present regarding this resolution. It was passed since the failure of Mr. Ruppert to be notified by certified mail does not invalidate the hearing and the Zoning Board Approval and conditions of approval.

Mr. Messaros made a motion to approve this resolution, seconded by Mr. Frankel.

Roll Call Vote

Ayes: Mrs. Gerber, Mr. Messaros, Mr. Frankel, Mr. Hunter
Nays: None

MINUTES

The minutes of June 2, 2016 were presented for approval. Mr. Hunter made a motion to approve the minutes as presented, seconded by Mr. Frankel.

Roll Call Vote

Ayes: Mrs. Gerber, Mr. Messaros, Mr. Frankel, Mr. Hunter
Nays: None

The minutes of July 7, 2016 were carried to the next meeting by motion of Mr. Hunter and seconded by Mr. Frankel.

Roll Call Vote

Ayes: Mrs. Gerber, Mr. Messaros, Mr. Frankel, Mr. Hunter
Nays: None

Mr. Frankel made a motion to adjourn the meeting at 8:08 PM, seconded by Mr. Messaros. All ayes.