

ADEQUATE NOTICE OF THIS MEETING HAS BEEN
PROVIDED AS IS REQUIRED BY CHAPTER 231, PUBLIC
LAW 1975 AND BY RESOLUTION 2004-8, WITH THE
REQUEST OF THE HOME NEWS AND TRIBUNE AND THE
SENTINEL NEWSPAPERS TO PUBLISH SAME, AND THIS
ANNOUNCEMENT MUST BE ENTERED INTO THE MINUTES
OF THIS MEETING.

A meeting of the Zoning Board of Adjustments was held on July 27, 2010, commencing at 7:30 PM in the Criminal Justice Building, 61 Main St., South River, NJ.

Present were: Mr. Andre, Mr. Clancy, Mr. Hranowski, Mr. DeMonico,, Mr. Miller, Mr. O'Grady and Mr. Scala.

Also present was Mr. Bletcher from Bignell Planning, Mr. Kinneally the Board Attorney and Mr. Lee from CME.

Absent were Mr. Bodak and Mr. Ciulla.

The Minutes from June 29, 2010 were moved on a motion by Mr. Andre with a second by Mr. O'Grady all present approved.

COMMUNICATIONS:

The letter From the County of Middlesex, Department of Planning on Gabi's Pizza Buffet was received and filed on a motion by Mr. Andre with a second by Mr. Scala all present approved.

The letters from the owners of 181 Whitehead and Jose Tavares to postpone their public hearing until the August 21, 2010 meeting was received and filed on a motion by Mr. Miller with a second by Mr. Scala all present approved.

COMPLETENESS:

2010-12 and 2010-15 were moved for completeness to August 31, 2010 on a motion made by Mr. DeMonico because the applicants were not ready.

2010-18 Alves, Rocha, & Maria, 13 Reid St., Block 150, Lot 7, conversion of single family to a two family residential dwelling was moved for public hearing on a motion by Mr. Andre with a second by Mr. Scala, all present approved.

2010-19 Guzman, Maricelly, 43 Belmont Av., Block 42, Lot 10, repave driveway with 3' blacktop to include stone driveway was moved for a public hearing to be held on August, 31 2010 on a motion by Mr. Andre and a second by Mr. Scala, all present approved.

2010-25 Andre, Horacio, 29 Gordon St., Block 160, Lot 14, outdoor patio was moved for a public hearing to be held on August 31, 2010 on a motion by Mr. Miller and a second by Mr. O'Grady all present approved.

2010-22 Riggins, Alejandrina, 49 Washington St., Block 161, Lot 23, to convert accessory structure to home office with addition of plumbing facility was moved for a public hearing to be held on August, 31, 2010 on a motion by Mr. Andre with a second by Mr. Scala all present approved.

2010-25 Supak, Teri, 14 Fairview Av., Block 179, Lot 15.2, relief of 50\$ lot coverage to install a 15' round above ground pool, was moved for public hearing on a motion by Mr. Miller with a second by Mr. O'Grady all present approved.

APPEALS:

2010-20 /Costa, Steven & Cinthia, 14 Sheldon Ave., Block 288, Lot 8, replace concrete paver walkway around the pool area with a solid concrete slab. The Attorney and the Chairman talked to the Applicant and told them that they had to prove to the Board that the Code Enforcer made a mistake in issuing the denial, and for that reason they suggested to them that they put an application in for a variance, because they felt that maybe their reasoning was incorrect. They left the decision up to the Applicants what to do. They were moved for a public hearing to be held on August 31, 2010 on a motion by Mr. Scala and a second by Mr. O'Grady, all present approved.

2010-24 Azer, Amal for 52 Main St., Block 157, Lot 1, expansion of use to include jewelry sales and repair was moved for public hearing to be held on August 31, 2010, on a motion by Mr. Scala and a second by Mr. Andre all present approved.

RESOLUTIONS:

2010-11 Dominiecki, Thomas & Janet, 41 John St., enlarge driveway, the full reading of the Resolution was waived on a motion by Mr. Andre with a second by Mr. Scala, all present approved. The Resolution was moved on a motion by Mr. Andre with a second by Mr. Scala all present approved.

**MEMORIALIZING RESOLUTION
FOR
SOUTH RIVER ZONING BOARD OF ADJUSTMENT**

**ZB 2010-11
THOMAS & JANET DOMINIECKI**

WHEREAS, Thomas & Janet Dominiecki, hereinafter referred to as the Applicants, have applied to the Zoning Board of Adjustment of South River for a bulk variance from Sections 350-8(G) to permit the enlargement of the driveway in the rear yard setback at the existing single family residence on the premises known as Block 401, Lot 9, otherwise known as 41 John Street, South River, New Jersey; and

WHEREAS, the Applicant has complied with all jurisdictional requirements necessary to prosecute the within application; and

WHEREAS, a public hearing was held by the Zoning Board on June 29, 2010, and

WHEREAS, the Board has made the following findings of fact:

1. Applicants Thomas & Janet Dominiecki have filed an application for a bulk variance to permit the enlargement of the driveway in the rear yard setback at the existing single family residence on the premises known as Block 401, Lot 9, otherwise known as 41 John Street in South River, New Jersey.

2. Adequate notice was provided and the Board has jurisdiction to hear this application.

3. The proposed driveway needs a variance for location within the rear yard setback.

4. The existing driveway already violates the rear yard setback; the proposed driveway will not exacerbate the existing non-conformity.

5. Additional off-street parking is desired because of the flooding condition that exists on Darrow Street

5. There was no opposition by any of the surrounding neighbors.

Based upon the foregoing findings of fact, the Board has arrived at the following legal conclusions:

1. The granting of the requested bulk variance would advance both the goals of the Borough's Master Plan and the purposes of the Land Development Ordinance for the Borough and the benefits derived from granting the bulk variance substantially outweigh any detriment resulting from the granting of these variances.

2. The bulk variance relief requested by the Applicant will not substantially impair the intent and purpose of the Zone Plan and Zone Ordinance and there is no detrimental impact to the neighborhood in granting this relief.

NOW, THEREFORE BE IT RESOLVED by the South River Board of Adjustment that the Application of Applicants Thomas & Janet Dominiecki for a bulk variance from Section 350-8(G) to allow the enlargement of the driveway in the rear yard setback be and hereby is granted in accordance with the findings of fact and conclusions of law rendered above.

NOW, THEREFORE, BE IT FURTHER RESOLVED that approval of the aforementioned variance is conditioned upon the following:

1. Applicant shall pay to the appropriate Borough officials all review fees and escrow funds certified to be due by the Board secretary to compensate for review of Applicant's plans as well as professional services. No building permits or certificates of occupancy shall be issued nor final plans signed by Borough officials until all such fees

and escrow funds have been received and notice of same filed with the appropriate code official of the Borough.

2. Applicant shall obtain all required inspections, permits and approval

BE IT FURTHER RESOLVED that a copy of the within Resolution certified by the Secretary of the Borough of South River Zoning Board of Adjustment be a true copy shall be afforded to the Applicant herein, the Zoning Officer of the Borough of South River, and to the Clerk of the Borough of South River, who is hereby directed to cause same to be published in an official newspaper in the Borough of South River within ten (10) days from the date hereof.

ZB 2010-11

The foregoing Resolution was:

Moved by: Mr. Ciulla

Seconded by: Mr. Bodak

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Mr. Mario Andre	X			
Mr. Robert Bodak	X			
Mr. Tony Ciulla	X			
Mr. Michael Clancy	X			
Mr. Frank DeMonico	X			
Mr. Jeremiah O'Grady				X
Mr. John Scala	X			
ALTERNATES				
Mr. Andreas Miller	X			
Mr. Joseph Hranowski				

ZB 2010-11

The foregoing Resolution was:

Moved by: Mr. Andre

Seconded by: Mr. Scala

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Mr. Mario Andre	X			

Mr. Robert Bodak				X
Mr. Tony Ciulla				X
Mr. Michael Clancy	X			
Mr. Frank DeMonico	X			
Mr. Jeremiah O'Grady	X			
Mr. John Scala	X			
ALTERNATES				
Mr. Andreas Miller	X			
Mr. Joseph Hranowski	X			

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED AT THE BOROUGH OF SOUTH RIVER ZONING BOARD OF ADJUSTMENT AT MEETING HELD ON JUNE 29, 2010.

M. ANITA HERMSTEDT, SECRETARY

2009-21, Mioduszewski, Allen, 21 Johnson Pl., Block 184, Lot 5, replaced field stone wall with a manufactured brick wall and replaced grass with pavers between the curb and sidewalk. Full reading of the Resolution was waived on a motion by Mr. Scala, with a second by Mr. Miller, all present approved. The Resolution was moved on a motion by Mr. Andre with a second by Mr. Scala all present approved.

**MEMORIALIZING RESOLUTION
 FOR
 SOUTH RIVER ZONING BOARD OF ADJUSTMENT**

**ZB 2009-21
 ALLEN MIODUSZEWSKI**

WHEREAS, Allen Mioduszewski, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for permission to replace a field stone wall with manufactured block wall and to replace grass with pavers between the curb and sidewalk at the existing single family residence on the premises known as Block 184, Lot 5, otherwise known as 21 Johnson Place, South River, New Jersey; and

WHEREAS, the Applicant has complied with all jurisdictional requirements necessary to prosecute the within application; and

WHEREAS, a public hearing was held by the Zoning Board on June 29, 2010, and

WHEREAS, the Board has made the following findings of fact:

1. Applicant Allen Mioduszewski has filed an application for permission to replace the field stone wall with a manufactured block wall and to replace

grass with pavers between the curb and sidewalk at the existing single family residence on the premises known as Block 184, Lot 5, otherwise known as 21 Johnson Place in South River, New Jersey.

2. Adequate notice was provided and the Board has jurisdiction to hear this application.

3. The proposed manufactured block wall and pavers are located within the Borough right of way and require permission of the Zoning Board.

4. Johnson Place has a large number of pedestrians; the proposed wall and pavers will provide an enlarged pedestrian walkway.

5. There was no opposition by any of the surrounding neighbors.

Based upon the foregoing findings of fact, the Board has arrived at the following legal conclusions:

1. The granting of the requested relief would advance both the goals of the Borough's Master Plan and the purposes of the Land Development Ordinance for the Borough and the benefits derived from granting the requested relief substantially outweigh any detriment resulting from the requested relief.

2. The relief requested by the Applicant will not substantially impair the intent and purpose of the Zone Plan and Zone Ordinance and there is no detrimental impact to the neighborhood in granting this relief.

NOW, THEREFORE BE IT RESOLVED by the South River Board of Adjustment that the Application of Applicant Allen Mioduszewski for permission for a manufactured block wall and pavers between the curb and sidewalk be and hereby is granted in accordance with the findings of fact and conclusions of law rendered above.

NOW, THEREFORE, BE IT FURTHER RESOLVED that approval of the aforementioned variance is conditioned upon the following:

1. Applicant shall pay to the appropriate Borough officials all review fees and escrow funds certified to be due by the Board secretary to compensate for review of Applicant's plans as well as professional services. No building permits or certificates of

occupancy shall be issued nor final plans signed by Borough officials until all such fees and escrow funds have been received and notice of same filed with the appropriate code official of the Borough.

2. Applicant shall obtain all required inspections, permits and approvals.

BE IT FURTHER RESOLVED that a copy of the within Resolution certified by the Secretary of the Borough of South River Zoning Board of Adjustment be a true copy shall be afforded to the Applicant herein, the Zoning Officer of the Borough of South River, and to the Clerk of the Borough of South River, who is hereby directed to cause same to be published in an official newspaper in the Borough of South River within ten (10) days from the date hereof.

ZB 2009-21

The foregoing Resolution was:

Moved by: Mr. Andre

Seconded by: Mr. Scala

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Mr. Mario Andre	X			
Mr. Robert Bodak	X			
Mr. Tony Ciulla	X			
Mr. Michael Clancy	X			
Mr. Frank DeMonico	X			
Mr. Jeremiah O'Grady				X
Mr. John Scala	X			
ALTERNATES				
Mr. Andreas Miller	X			
Mr. Joseph Hranowski				

ZB 2009-21

The foregoing Resolution was:

Moved by: Mr. Andre

Seconded by: Mr. Scala

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Mr. Mario Andre	X			

Mr. Robert Bodak				X
Mr. Tony Ciulla				X
Mr. Michael Clancy	X			
Mr. Frank DeMonico	X			
Mr. Jeremiah O'Grady			X	
Mr. John Scala	X			
ALTERNATES				
Mr. Andreas Miller	X			
Mr. Joseph Hranowski	X			

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED AT THE BOROUGH OF SOUTH RIVER ZONING BOARD OF ADJUSTMENT AT MEETING HELD ON JUNE 29, 2010.

M. ANITA HERMSTEDT, SECRETARY

2010-16 Appeal by the owner of Ralph's Tavern, 26 Reid St., regarding reopening business. The full reading of the Resolution was waived on a motion by Mr. Scala with a second by Mr. Andre, all present approved. The Resolution was moved by Mr. Scala with a second by Mr. Andre all present approved.

**MEMORIALIZING RESOLUTION
 FOR
 SOUTH RIVER ZONING BOARD OF ADJUSTMENT**

**ZB 2010-16
 RALPH'S TAVERN**

WHEREAS, Ralph Yacovelli of Ralph's Tavern, hereinafter referred to as the Applicant, has applied to the Zoning Board of Adjustment of South River for an Appeal of the Zoning Officer's decision regarding property located at 26 Reid Street, otherwise known as Block 149, Lot 17.1, South River, New Jersey; and

WHEREAS, the Applicant has complied with all jurisdictional requirements necessary to prosecute the within application; and

WHEREAS, public hearings were held by the Zoning Board culminating on June 29, 2010, and

WHEREAS, the Board has made the following findings of fact:

1. Applicant Ralph Yacovelli has filed an application appealing the decision of the Zoning Officer for property known as Block 149, Lot 17.1, otherwise known as 26

Reid Street in South River, New Jersey.

2. Adequate notice was provided and the Board has jurisdiction to hear this application.

3. The Applicant applied to the Zoning Officer for permission to re-open Ralph's Tavern, which had been closed for several years. Previously, Ralph's Tavern had operated as a pre-existing non-conforming use

4. The Zoning Officer declined to grant approval on the ground that the pre-existing non-conforming use had been abandoned; Mr. Yacovelli subsequently filed an appeal of that decision to the Zoning Board.

5. The closure of the tavern was due to Mr. Yacovelli concentrating on another business; during the closure, the tavern remained intact and ready to re-open.

6. There was no intent to abandon the non-conforming use. Mr. Yacovelli testified that his intent was always to maintain the business and re-open or sell it as a tavern. During the period when the tavern was closed, Mr. Yacovelli took all action necessary to preserve the liquor license for the tavern.

7. By maintaining the premises as a tavern and keeping the liquor license in good standing, the Applicant has provided evidence that he intended to continue the non-conforming use and not abandon it.

8. During the testimony, there was testimony from neighbors about unruly, noisy behavior outside the tavern; the Zoning Board is sympathetic to the neighbors concerns and will send a copy of this Resolution and the minutes of the public hearing to the South River Mayor & Council for their consideration as the local enforcement agent of the Alcoholic Beverage Control Commission. In addition, copies will also be forwarded to the South River Chief of Police

Based upon the foregoing findings of fact, the Board has arrived at the following legal conclusions:

1. The non-conforming use has not been abandoned and continues to exist.
2. The appeal of the Zoning Officer's decision is granted.

NOW, THEREFORE BE IT RESOLVED by the South River Board of Adjustment that the Appeal of Applicant, Ralph Yacovelli of Ralph's Tavern be and hereby is granted, the decision of the Zoning Officer is reversed, and the pre-existing non-conforming use continues to exist, in accordance with the findings of fact and conclusions of law rendered above.

NOW, THEREFORE, BE IT FURTHER RESOLVED that approval of the aforementioned variance is conditioned upon the following:

1. Applicant shall pay to the appropriate Borough officials all review fees and escrow funds certified to be due by the Board secretary to compensate for review of Applicant's plans as well as professional services. No building permits or certificates of occupancy shall be issued nor final plans signed by Borough officials until all such fees and escrow funds have been received and notice of same filed with the appropriate code official of the Borough.
2. Applicant shall obtain all required inspections, permits and approvals.
3. A copy of this Resolution and the minutes of this hearing shall be forwarded to the Mayor & Council, and the Chief of Police for their consideration.

BE IT FURTHER RESOLVED that a copy of the within Resolution certified by the Secretary of the Borough of South River Zoning Board of Adjustment be a true copy shall be afforded to the Applicant herein, the Zoning Officer of the Borough of South River, and to the Clerk of the Borough of South River, who is hereby directed to cause same to be published in an official newspaper in the Borough of South River within ten (10) days from the date hereof.

ZB 2010-16

The foregoing Resolution was:

Moved by: Mr. Bodak

Seconded by: Mr. Scala

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Mr. Mario Andre	X			
Mr. Robert Bodak	X			

Mr. Tony Ciulla	X			
Mr. Michael Clancy	X			
Mr. Frank DeMonico	X			
Mr. Jeremiah O'Grady				X
Mr. John Scala	X			
ALTERNATES				
Mr. Andreas Miller	X			
Mr. Joseph Hranowski				

ZB 2010-16

The foregoing Resolution was:

Moved by: Mr. Scala

Seconded by: Mr. Andre

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Mr. Mario Andre	X			
Mr. Robert Bodak				X
Mr. Tony Ciulla				X
Mr. Michael Clancy	X			
Mr. Frank DeMonico	X			
Mr. Jeremiah O'Grady			X	
Mr. John Scala	X			
ALTERNATES				
Mr. Andreas Miller	X			
Mr. Joseph Hranowski	X			

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED AT THE BOROUGH OF SOUTH RIVER ZONING BOARD OF ADJUSTMENT AT MEETING HELD ON JUNE 29, 2010.

M. ANITA HERMSTEDT, SECRETARY

2009-23 Pimentel, Pedro & Marisa, 119 Prospect St., Block 37, Lot 1 & 5, rear addition over 50% addition for stairs in five foot side yard set back. Full reading of the Resolution was waived on a motion by Mr. Andre and a second by Mr. Scala all present approved. The Resolution was moved by Mr. Andre with a second by Mr. Scala all present approved.

**MEMORIALIZING RESOLUTION
 FOR
 SOUTH RIVER ZONING BOARD OF ADJUSTMENT**

**ZB 2009-23
 PEDRO & MARISA PIMENTEL**

WHEREAS, Pedro & Marisa Pimentel, hereinafter referred to as the Applicants, have applied to the Zoning Board of Adjustment of South River for a use and bulk variances to permit the expansion of a non-conforming use by constructing a two story addition at the existing two family residence on the premises known as Block 37, Lots 1 & 5, otherwise known as 119 Prospect Street, South River, New Jersey; and

WHEREAS, the Applicant has complied with all jurisdictional requirements necessary to prosecute the within application; and

WHEREAS, a public hearing was held by the Zoning Board on June 29, 2010, and

WHEREAS, the Board has made the following findings of fact:

1. Applicants Pedro & Marisa Pimentel have filed an application for use and bulk variances to permit the expansion of the non-conforming use by constructing a two story addition at the existing two family residence on the premises known as Block 37, Lots 1 & 5, otherwise known as 119 Prospect Street in South River, New Jersey.

2. Adequate notice was provided and the Board has jurisdiction to hear this application.

3. The existing two family dwelling is a pre-existing non-conforming use; the Applicants propose to construct a two story addition to enlarge one of the units which is an expansion of a non-conforming use.

4. The proposed expansion will result in a five bedroom unit on the first and second floor and a two bedroom unit on the second floor.

5. The house also contains an unfinished basement and walk up attic spaces; the Applicants testified that there will not be a third dwelling unit in the building; the proposed expansion is to give the Applicants more living space for their family.

6. The property has existing bulk variance violations for lot width, side setback, side setback (accessory), rear yard (accessory); in addition the Applicants have requested a front setback variance of 7.57 feet, where 25 feet are required.

7. Originally, the Applicants requested a variance for impervious coverage; based upon concerns raised by the Zoning Board, the Applicants have agreed to

comply with the impervious coverage requirements for the R-75 Zone.

8. The Applicants agreed to direct all storm water runoff toward Prospect Street; furthermore, the Applicants agreed to comply with all comments contained in the reports rendered by CME Engineering in connection with this application.

9. There was no opposition by any of the surrounding neighbors.

Based upon the foregoing findings of fact, the Board has arrived at the following legal conclusions:

1. The granting of the requested use and bulk variances would advance both the goals of the Borough's Master Plan and the purposes of the Land Development Ordinance for the Borough and the benefits derived from granting the use and bulk variances substantially outweigh any detriment resulting from the granting of these variances.

2. The use and bulk variance relief requested by the Applicant will not substantially impair the intent and purpose of the Zone Plan and Zone Ordinance and there is no detrimental impact to the neighborhood in granting this relief.

NOW, THEREFORE BE IT RESOLVED by the South River Board of Adjustment that the Application of Applicants Pedro & Marisa Pimentel for a use and bulk variances to allow the expansion of a non-conforming use be and hereby is granted in accordance with the findings of fact and conclusions of law rendered above.

NOW, THEREFORE, BE IT FURTHER RESOLVED that approval of the aforementioned variance is conditioned upon the following:

1. Applicant shall pay to the appropriate Borough officials all review fees and escrow funds certified to be due by the Board secretary to compensate for review of Applicant's plans as well as professional services. No building permits or certificates of occupancy shall be issued nor final plans signed by Borough officials until all such fees and escrow funds have been received and notice of same filed with the appropriate code official of the Borough.

2. Applicant shall obtain all required inspections, permits and approvals.

3. Applicant shall comply with all of the comments contained in the CME reports rendered in connection with this application.

4. All roof leaders and gutters will direct runoff to Prospect Street.

5. The basement shall not be used for residential living purposes.

6. Applicant shall comply with the impervious coverage requirements of the R-75 Zone.

BE IT FURTHER RESOLVED that a copy of the within Resolution certified by the Secretary of the Borough of South River Zoning Board of Adjustment be a true copy shall be afforded to the Applicant herein, the Zoning Officer of the Borough of South River, and to the Clerk of the Borough of South River, who is hereby directed to cause same to be published in an official newspaper in the Borough of South River within ten (10) days from the date hereof.

ZB 2009-13

The foregoing Resolution was:

Moved by: Mr. Ciulla

Seconded by: Mr. Andre

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Mr. Mario Andre	X			
Mr. Robert Bodak	X			
Mr. Tony Ciulla	X			
Mr. Michael Clancy	X			
Mr. Frank DeMonico	X			
Mr. Jeremiah O'Grady				X
Mr. John Scala	X			
ALTERNATES				
Mr. Andreas Miller	X			
Mr. Joseph Hranowski				

ZB 2009-13

The foregoing Resolution was:

Moved by: Mr. Andre

Seconded by: Mr. Scala

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Mr. Mario Andre	X			
Mr. Robert Bodak				X
Mr. Tony Ciulla				X
Mr. Michael Clancy	X			
Mr. Frank DeMonico	X			
Mr. Jeremiah O'Grady			X	
Mr. John Scala	X			
ALTERNATES				
Mr. Andreas Miller	X			
Mr. Joseph Hranowski	X			

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND EXACT COPY OF A RESOLUTION ADOPTED AT THE BOROUGH OF SOUTH RIVER ZONING BOARD OF ADJUSTMENT AT MEETING HELD ON JUNE 29, 2010.

M. ANITA HERMSTEDT, SECRETARY

PUBLIC HEARING(S):

2010-16 Bush, Renae, 21 Terry Ave., Block 363.1, Lot 7, enlarge driveway, move existing patio create parking on side yard next to garage, enlarge/widen curb. Ms. Bush was sworn in by the Board Attorney. Ms. Bush stated that the Zoning Officer was very helpful to her. They are looking to widen the driveway. They want to put concrete along the whole house. Mario asked what they going to have Belgium Block on the side and Blacktop on the driveway. They will be about 2' off the property line. They have a 12' driveway and because her house is on the curve they need it larger to handle the two cars. Mr. Clancy questioned which way the pitch would go on the patio and Ms. Bush said it would be pitched toward the Street. This portion of the Application was opened to the public hearing none it was closed on a motion by Mr. Scala with a second by Mr. O'Grady all present approved. Mr. Andre made a motion to approve this Application with a second by Mr. Scala with the provision that the driveway would be pitched toward the Street and the patio towards the driveway, so moved.

2010-17 Drudy, Michael & Jessica, 40 East St. Block 256, Lot 3, first and second story addition to a single family home. Mr. Drudy was sworn in by the Boards Attorney and asked what he was doing to the home. They want to enclose the front porch to make it a part of the living room. The addition is over the existing home with an extension of the bedrooms. He will aluminum side the whole house, with all new leaders and gutters which will go toward the Street with the runoff. Mr. Clancy questioned how much further out from the sun room will you go? Mr. Drudy said they are closing in the sun room, the entrance will stay the same, and that they are not going out any further then what it is. They will also reside the garage. This application was opened to the public hearing none it was closed on a motion by Mr. Scala with a second by Mr. Andre, all approved. Mr. Clancy asked about the footing under the porch was it strong enough to handle the weight, which will be put on it, and the answer was yes. The Application was moved on a motion by Mr. Andre with a second by Mr. Scala all present approved.

2009-13 Molnar, Istvan, 74 Hillside Ave., Block 171 Lot 7 install a two car garage and wall, the Applicant was told that he was still under oath by the Board Attorney. Mr. Andre questioned the elevation of the property, how high the elevation of the building will be and where it will sit on the property, where does the sloping of the property start and especially the neighbors will the

run off go toward Hillside Ave.? Mr. Molnar stated that he owns the property to the right, and if need be he could build a retaining wall to ensure that the neighbors are not affected by the building. The height of the garage will be 15'. Mr. DeMonico opened the meeting to the public, hearing none it was closed on a motion by Mr. Scala with a second by Mr. Andre all present approved. Mr. Andre has no problem with the size, but he would like to have a study on the grading done before we approve this. Mr. Miller stated that we have professionals whom are knowledgeable in this area and that we should put in the Resolution exactly what Mr. Molnar needs to do and let the professionals handle it, that is what they get paid for. Mr. Miller moved the application with all the stipulations with a second by Mr. Andre, all present approved except for Mr. Clancy who was not present for the testimony.

BILLS:

The bill for the Home News was ordered paid on a motion by Mr. Scala with a second by Mr. O'Grady all present approved.

OPEN TO THE PUBLIC:

Mr. DeMonico opened the meeting to the public, having none it was closed on a motion by Mr. Miller with a second by Mr. Andre, all present approved.

There were no comments.

The meeting was adjourned on a motion by Mr. Scala with a second by Mr. Andre all present approved.

Respectfully submitted,

M. Anita Hermstedt
Secretary to the Board