



Resolution granting lot coverage and improved lot coverage variances to construct a three-season sunroom addition.

A motion to approve was made by Mr. Whiteman, seconded by Mr. Kearney. A roll call vote revealed 4 aye votes by Mr. Ervin, Mr. Kearney, Mr. Rabolli and Mr. Whiteman.

**B. DKT.#1403-16 – MITUL SHAH  
12 BAYBERRY DRIVE, BLOCK 124, LOT 23**

Resolution granting a front-yard variance to construct a fence.

A motion to approve was made by Mr. Whiteman, seconded by Mr. Kearney. A roll call vote revealed 4 aye votes by Mr. Ervin, Mr. Kearney, Mr. Rabolli and Mr. Whiteman.

**V. OPEN TO THE PUBLIC:**

Mr. Rabolli opened the meeting to the Public for general questions or statements. None were received.

**VI. PUBLIC HEARINGS:**

**A. DKT.#1401-16 – ALTAIMA McGOWAN  
136 CHURCH STREET, BLOCK 52, LOT 57**

Application for a variance to build a second-story addition over an existing non-conforming portion of the house.

Mr. Thomas Richardson and the Applicant's daughter, Ms. Icilin Senior, approached and were both sworn in by Mr. Rabolli. Mr. Richardson is the Applicant's builder. Mr. Cascio indicated all notices were in order. Mr. Rabolli acknowledged a letter within the application from Ms. Senior and her children. Ms. Senior stated the reasons for the proposed addition explaining her concern for her Mother's current health issues and the increased need for further care as she gets older. There were no further questions from the Board or the Public for Ms. Senior.

Mr. Richardson confirmed he prepared the plans submitted with the application. Mr. Richardson stated the proposed plan is for a two-story addition in the front, and a second-floor addition in the rear. There is an existing non-conforming front-yard setback of 17 feet, where 25 feet is required. There will be no further encroachment into the front yard. There were no further questions from the Board or the Public for Mr. Richardson.

A motion was made by Mr. Montroy seconded by Mr. Whiteman to close the Public Hearing portion of the meeting and move into Work Session. All voted in favor.

**VII. WORK SESSION:**

**A. DKT.#1403-16 – ALTAIMA McGOWAN  
136 CHURCH STREET, BLOCK 52, LOT 57**

Application for a variance to build a second-story addition over an existing non-conforming portion of the house.

Mr. Rabolli summarized the application. A motion to approve was made by Mr. Montroy, seconded by Mr. DeSilva. A roll call vote revealed 7 aye votes by Mr. Dator, Mr. DeSilva, Mr. Ervin, Mr. Kearney, Mr. Montroy, Mr. Rabolli and Mr. Whiteman.

**B. DKT.#1392-15 – SHARP PLAZA SG HOLDINGS LLC  
10 SHARP PLAZA, BLOCK 26, LOT 1.02**

Application to request an extension of the Minor Subdivision Approval granted by the Board of Adjustment on October 21, 2015.

Ms. Danielle Lamake of Kaufman Semeraro & Leibman, LLP, Two Executive Drive, Fort Lee, NJ appeared on behalf of the Applicant. The Applicant is requesting a six-month extension to the Minor Subdivision Approval granted by the Board on October 21, 2015, memorialized on November 18, 2015. Ms. Lamake explained the Applicant has been working with the Bergen County Planning Department and the Township to revise existing easements on the property before recording the Subdivision Map.

There were no questions for Ms. Lamake from the Board or the Public.

A motion to approve was made by Mr. Whiteman, seconded by Mr. Montroy. A roll call vote revealed 7 aye votes by Mr. Dator, Mr. DeSilva, Mr. Ervin, Mr. Kearney, Mr. Montroy, Mr. Rabolli and Mr. Whiteman.

A motion was made by Mr. Whiteman seconded by Mr. Montroy to move out of Work Session with all voting in favor.

**VIII. ADJOURNMENT:**

The meeting adjourned at 7:54 pm on a motion by Mr. Whiteman, seconded by Mr. Dator.

These minutes were prepared by Geri Entrup, Zoning Board Recording Secretary.