

## ZONING BOARD OF ADJUSTMENT MINUTES NOVEMBER 2, 2022

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The meeting of the Zoning Board of Adjustment for the Borough of Somerville was called to order at 7:10 p.m. by Chairperson Art Adair. The adequate notice of this meeting has been provided in accordance with the Open Public meetings Act and read into the record by Chairperson Adair.

Roll call was taken by Kevin Sluka, RMC

In Attendance: Arthur Adair, Dan Radziewicz, Brian Vadimsky, Morgan McLachlan, Ed Allatt, Eric Alvarez

Absent: Roberta Karpinecz, Rich O'Neill, John Flores

Professionals' attendance noted: Clifford Gibbons, Esq, Michael Cole, P.P., P.E.  
Also in attendance: Michael Lombardozi, RPR, CRR (court reporter)  
Kevin Sluka, Acting Board Secretary

Chairperson Adair asked for motion to note that the absent members be formally excused. Motion was made by Ed Allatt; seconded by Morgan McLachlan; the attending members unanimously and accepted the absences as excused.

Flag Salute was led by Chairperson Adair

Chairperson Adair asked for consideration on the following resolution. Clifford Gibbons advised that the resolution was reviewed and is acceptable to form.

### **ZBOA-RESOLUTION 22-1102-001 APPOINTING ZONING BOARD OF ADJUSTMENT SECRETARY**

**BE IT RESOLVED** by the Zoning Board of Adjustment of the Borough of Somerville hereby appoints Jasmine McCoy as Board Secretary and in her absence her role and duties may be performed by the Municipal Clerk and/or designee or whom the Board of Adjustment deems most appropriate to perform said duties in their absence.

Boardmember	Motion	Second	Aye	Nay	Abstain	Absent
Adair			X			
Radziewicz			X			
Karpinecz						X
Vadimsky			X			
McLachlan	X		X			
O'Neill						X
Allatt		X	X			
Flores						X
Alvarez			X			

## APPLICATION

#2022-008Z

Joe Percario General Contractors, LLC, Block 114, Lot 1, 85 W. High Street

Major Site Plan

D" Variance and bulk variance relief. Application proposed the following: Office space to be located on first floor, three (3) apartment units on second floor; one (1) apartment unit on third floor. The improvements include renovate the existing building, including a second-floor addition over the existing first floor space and renovate third floor

Testifying on behalf of the applicant:

Michael Silbert, Esq., Di Francesco Bateman, Kunzman, Davis Lehrer & Flaum  
Craig Stires, P.E, Stires Associates  
Joseph Primiano, Primiano Architecture  
James Kyle, Planner, Kyle & McManus Associates  
Dominic Percario (owner)

Board accepted all professionals as experts.

All individuals that testified were properly sworn by Glifford Gibbons, Esq.

Exhibits presented:

A-5. A-6, A-7 Renderings of structure.

A-8 Stone sample - Provia – Sage Gray Precision Fit.

Chairperson Adair allowed the public to comment on the application and ask questions of the professionals presenting. No comments or questions were received. Chairperson Adair asked for a motion to close public comment/questions. Morgan McLachlan made a motion to close the public portion, seconded by Dan Radziewicz. All voted unanimously to close the public portion.

Transcript is available.

A motion was made and seconded to approve the application with conditions as identified by Clifford Gibbons, Esq. and compliance report along with additions identified by Michael Cole, P.E. which shall be made part of the record. The action of the Board is listed as follows:

Boardmember	Motion	Second	Aye	Nay	Abstain	Absent
Adair			X			
Radziewicz			X			
Karpinecz						X
Vadimsky			X			
McLachlan	X		X			
O'Neill						X
Allatt		X	X			
Flores						X
Alvarez			X			

Kevin Sluka advised that since the Board does not meet again until December, he sought advice as to the Board's direction for contracting of professionals in 2023. Chairperson Adair directed Kevin Sluka to issue the RFQ's to the current professionals for receipt and review. Kevin Sluka advised that once he meets with Council on November 7, regarding Borough professionals he will issue the RFQ's.

A motion was made by Dan Radziewicz and seconded by Ed Allatt to move into executive session and adjourn following the executive session, no further action will be taken.

(Eric Alvarez and Kevin Sluka was excused and did not attend executive session)

Respectfully submitted,

Kevin Sluka, RMC