

ZONING BOARD OF ADJUSTMENT MINUTES FEBRUARY 15, 2023

The meeting of the Zoning Board of Adjustment Borough of Somerville was called **to order by Vice Chairman Radziewicz at 7:00PM. Adequate notice of this meeting had been provided in accordance with the “Open Public Meetings Act”**

Board Members Present: Dan Radziewicz, Roberta Karpinecz, Brian Vadimsky, , Richard O’Neill, Ed Allatt, John Flores, Eric Alvarez

Absent: Arthur Adair, Morgan McLachlan,

Professional Present: Clifford Gibbons, Esq, Board Attorney and Michael Cole, Board Engineer

Salute to the Flag

Resolution

#2022-008Z
Joe Percario General Contractors, LLC
85 West High Street
Block 114, Lot 1

Upon a motion by Ed Allatt, seconded by Dan Radziewicz, Zoning Board Resolution #2022-008Z, Joe Percario General Contractors, LLC, 85 West High Street, Block 114, Lot 1 was approved upon a roll call vote.

Roll Call: Aye: Dan Radziewicz, Brian Vadimsky, Ed Allatt, Eric Alvarez

Nay: None

Abstain: Roberta Karpinecz, Richard O’Neill, John Flores

#2022-017Z
Fenco
64 Mercer Street
Block 109, Lot 6

Upon a motion by Ed Allatt, seconded by Eric Alvarez, Zoning Board Resolution #2022-017Z, Fenco, 64 Mercer, Block 109, Lot 6 was approved upon a roll call vote.

Roll Call: Aye: Dan Radziewicz, Brian Vadimsky, Ed Allatt, John Flores, Eric Alvarez

Nay: None

Abstain: Roberta Karpinecz, Richard O’Neill

#2022-014Z
McAleavy
131 High Street
Block 115 Lot 8

Upon a motion by Roberta Karpinecz, seconded by Dan Radziewicz, Zoning Board Resolution #2022-014Z McAleavy, 131 High Street, Block 115, Lot 8 was approved upon a roll call vote.

Roll Call: Aye: Dan Radziewicz, Roberta Karpinecz, Brian Vadimsky, John Flores, Eric Alvarez

Nay: None

Abstain: Richard O'Neill, Ed Allatt

WAIVER REQUEST

23-001Z
Linda Lee Realty LLC
190 East Main Street
Block 68, Lot 30

Mr. Gibbons advised the Board has authority to hear application 23-001Z, Linda Lee Realty, 190 East Main Street. Mr. Richard O'Neill expressed opposition to Mr. Clifford's opinion and stated the Board of Adjustment has the authority to hear the proposed waiver requests for application 23-001Z, referring to a Borough Ordinance. Mr. O'Neill expressed concerns of the applicant appearing before three boards for a sign. Discussion was held on amending the Borough Ordinance. Mr. Cole recommended drafting language and make recommendations for the Borough Council to review the ordinance. Discussion was held requiring the application to provide the proposed measurements of the sign in place of drawings.

HEARINGS

22-018Z
Ken & Antonette Kaufman
60 Mercer Street
Block 109, Lot 4

Mr. Richard O'Neill recused himself from the hearing.

Kenneth Kaufman and Antonette D'Orazio, property owners of 60 Mercer Street, offered testimony regarding how the property was acquired and improvements over the twenty-one years of ownership. Testimony was given on their experience through Storm Ida and how their proposal is a nod to the former house in outer appearance with interior upgrades for contemporary living. The proposal includes features to mitigate against future floods.

Jonathan Perlstein, Architect, of Oasis Architecture located in Montclair, New Jersey provided an overview of three drawings and four renderings. The proposed design is consistent with the neighborhood. Mr. Perlstein highlighted the height of the first floor is set to 12 feet, the height of flood waters from the Storm Ida. The first floor includes the master suite and kitchen with ceiling height of a story and a half height. The second floor consists of two bedrooms and one bathroom. Discussion was held on the site's elevation. Mr. Perlstein further addressed the Board Engineer's comments. Design features and materials were also highlighted.

Upon a motion by Roberta Karpinecz, seconded by John Flores, Zoning Board Application 22-018Z was approved upon a roll call vote.

Roll Call: Aye: Dan Radziewicz, Roberta Karpinecz, Brian Vadimsky, Ed Allatt, John Flores, Eric Alvarez

 Nay: None

See Transcript

Executive Session

The Board went into executive session regarding pending litigation.

ADJOURNMENT

The meeting adjourned at 8:59 p.m.