

JLUB 2023-010
AHA Holdings LLC
700 South Ave.
Block 267 Lots 4,5,6

Memorialize Resolution

Member Madden made a motion to approve the Resolution, seconded by Member Descenza. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes, Member Caruso-yes, Member Dessino-yes, Member Madden-yes, Member Greco-yes, Chairperson Sherr-yes. Motion passed.

6. New Business

JLUB 2023-010
Wilder Jacinto
600 Sheridan Ave.
Block 278 Lot 1

Variance rear yard setback

Mr. Robertson duly swore in Mr. Wilder Jacinto, owner of 600 Sheridan Ave. and Rosina Escobar, family friend as his translator.

Mr. Jacinto explained he would like to keep the overhang which was already built.

Chairperson Sherr confirmed that the applicant needed a variance for rear yard setback.

Mr. Gronau explained that the porch overhang was already built over a cement patio. He stated that this overhang wouldn't change the impervious coverage.

Mr. Gronau explained that the lot is undersized and also is a corner lot. The rear yard set back for the R60A zone is 20ft. He explained that currently the setback to the house is 11.29 ft which is not conforming.

Mr. Gronau stated that the overhang is 3.5 ft from the rear property line, so the applicant needs a variance.

Mr. Jacinto(through translator) stated that he built the structure, if the variance is not granted he will have to remove it.

Mr. Gronau asked how long has the structure been built.

Mr. Wilder stated it was built a few months ago.

The Board discussed having a portion of the overhang removed, having the gutter and leaders repositioned to drain to the front of the house.

Mr. Jacinto stated that he understood what the Board was looking for him to do.

Member Descenza made a motion to approve the setback variance for existing overhang structure in rear yard as modified by the Board, with the condition that the covered structure modified portion to the existing structure or 8 inch soffet (as determined by the Construction Official), the gutter to be moved and rerouted, subject to all construction permits, seconded by Member Caruso. Vote: Member Descenza-yes, Member Woska-yes, Member Ryan-yes,

Member Caruso-yes, Member Dessino-yes, Member Madden-yes, Member Greco-yes, Chairperson Sherr-yes. Motion passed.

7. Correspondence

A. NJ State Planning Commission-Official Notice of Intention to Approve a Preliminary State Development and Redevelopment Plan.

The Board has not yet received the report. No Action by the Board.

8. Board Comments

Chairperson Sherr asked for an update on corner of Hazelwood Ave/Raritan Ave.

Mr. Gronau stated that summons to have construction vehicles removed. The owner has to pick whether the property is going to be residential or commercial because it can't be used as both.

The Board discussed Lincoln Statue property to have no parking signs installed, 621 Lincoln Blvd, Baekeland Ave, and 750 South Ave.

There being no further business Member Descenza made a motion to adjourn the meeting at 8:10pm, seconded by Chairperson Sherr. Vote: All in favor. Meeting adjourned.



Joe Descenza, Secretary



Karen Wick, Board Clerk