Joint Land Use Board 1200 Mountain Ave., Middlesex, NJ 08846 Minutes February 14,2024

1. Call to Order

Chairperson Sherr called the meeting to order at 7:04 pm.

2. Open Public Meeting Act Statement

Chairperson Sherr read the Open Public Meeting Act Statement.

3. Roll Call

The following members were present:

CLASS IV MEMBERS:

FRANK RYAN DEC/2024 [PRESENT]

MARK KRANZ DEC/2027

1.

[ABSENT]

JOSEPH DESCENZA DEC/2024[PRESENT] ROBERT SHERR DEC/2026 [PRESENT]

JOE CARUSO DEC/2026 [PRESENT]
PAUL WOSKA DEC/2027[PRESENT]

TODD NICOLAY DEC/2025 [ABSENT] ALTERNATE 1

SPENCER DURKIN DEC/2024 [ABSENT] ALTERNATE 2

MAYOR REP- JOHN MADDEN DEC/2027 [PRESENT] CLASS I MEMBER STEPHEN GRECO DEC/2024 [PRESENT] CLASS II MEMBER ROBERT DESSINO DEC/2024 [PRESENT] CLASS III MEMBER

ALSO PRESENT: BOARD ATTORNEY-MR. BILL ROBERTSON

ZONING OFFICER- MR. TYLER GRONAU

4. Minutes

Member Descenza made a motion to approve the January 24, 2024 meeting minutes, seconded by Member Greco. Vote: All in favor. Motion passed.

5. Old Business

JLUB 2023-009
Eric Johnson and Patience Moore
114 So. Lincoln Ave.
Block 242 Lot 11

Memorialize Resolution

Member Greco made a motion to approve the Resolution, seconded by Member Madden. 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.

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