

**Zoning Board of Adjustment
1200 Mountain Ave., Middlesex, NJ 08846
Regular Meeting Minutes
May 6, 2015
7:30 PM**

1. Call to Order

Chairperson DiMura called the meeting to order at 7:36pm.

2. Open Public Meeting Act Statement

Chairperson DiMura read the Open Public Meeting Act Statement.

3. Roll Call

Upon the call of the roll the following members were present:

John Anello Dec/2016 [present]	Guy Hoyt Dec/2017 [absent]
Ron DiMura Dec/2017 [present]	Anthony Thompson Dec/2018 [present]
Phil Lopa Dec/2015 [absent]	Anthony Vietri Dec/2015 [present]
Joseph McNulty Dec/2016 [absent]	Sean Johnson Dec/2015 [absent]

Also present were: Board Attorney- Ms. Joan Dowling
Board Planner- Mr. Michael Cole
Borough Zoning Officer- Ms. Barrie Palumbo

4. Minutes

Member Thompson made a motion to approve the minutes from the April 15, 2015 meeting, seconded by Member Anello. Vote: Member Anello-yes, Member Thompson-yes, Member Vietri-yes, Chairperson DiMura- yes. Motion passed.

5. New Business

**Z2014-06
New York SMSA Lmtd.
dba Verizon Wireless
90 Wood Ave
Block 319 Lot 39**

Mr. Reginald Jenkins stated that he would be representing Verizon in the appeal of the zoning officer's decision.

Mr. Jenkins stated that the existing monopole would be co locating equipment.

Ms. Dowling explained that since only five members were present it is the applicant's choice to continue with testimony and have a vote at the next meeting.

The applicant elected to proceed with the testimony and have a vote at the next meeting.

Mr. Jenkins referred to state and federal statutes regarding equipment co- locate laws.

Mr. Jenkins referred to an example of this type of cell towers using Verizon and T-mobile and how many antennas each cell tower has.

Ms. Dowling referred to Mr. Cole's report that stated that the current application is bigger than the T mobile site plan that was approved.

Mr. Jenkins and Ms. Dowling discussed standard equipment.

Ms. Dowling duly swore in applicant's Engineer, Mr. Chad Schwartz, 53 Frontage Rd., Hampton NJ.

Mr. Schwartz stated his education and credentials.

The Board accepted Mr. Schwartz as an expert witness.

Mr. Schwartz started to refer to the site plan.

Mr. Jenkins and Ms. Dowling asked for a five minute recess.

Upon returning from recess roll call was taken with all members still present.

Ms. Dowling stated that the applicant will be resubmitting revised plans to the Zoning Officer and the matter will be held in abeyance.

Mr. Jenkins agreed with Ms. Dowling's statement.

The appeal will be on hold and June 3, 2015 there will be status notification to the Board.

6. Ordinance Review

Chairperson DiMura asked Member Anello for an overview of the Ordinance Review.

Member Anello explained that currently as Ordinance 420-15 Accessory Structures is written, the structure could be the same size of the principal structure.

Mr. Cole recommended up to 20% of the principal structure with a maximum of 800 sq ft.

Ms. Palumbo recommended the square footage for a 2 car garage as the size of an accessory structure.

The Board discussed that the recommendations are for residential zones only.

Ms. Dowling will write a letter to the Planning Board regarding this recommendation.

The Board reviewed Ordinance 420-62 Fences.

The Board discussed the good side of the fence and existing fences would be grandfathered in.

The Board agreed with the subcommittee recommendations.

Ms. Dowling will write a letter to the Planning Board regarding the recommendations for Ordinance 420-62 Fences.

Ordinance 420-12 Site Plan Approval

Ms. Palumbo explained to the Board that an applicant can ask for waivers, that the waiver request forms are part of the site plan application.

Ms. Palumbo explained that the current standards are required by ordinance, that the applicant can't bypass the process but can ask for waivers for items on the checklist.

Ms. Palumbo explained to the Board repair shops are considered conditional use by the Borough's Ordinances, and that the repair shops parking areas can be a problem and online sales of cars.

Ms. Palumbo gave an example of the gas station at 101 Bound Brook Rd has site plan approval, therefore Ms. Palumbo can sign off on the zoning use permit application, the applicant knows clearly where cars can be parked.

7. Correspondence

Chairperson DiMura stated that Mr. Johnson's letter should be sent to the Governing Body.

The Board agreed and directed the Board Clerk to attach Mr. Johnson's letter and Ms. Palumbo's memo with the minutes when sending the minutes to the Mayor and Council.

There being no further business, Member Anello made a motion to adjourn the meeting at 9:35pm,seconded by Member Thompson. Vote: All in favor. Meeting adjourned.

Secretary

Clerk

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