

**VILLAGE OF LOCH ARBOUR PLANNING BOARD  
MINUTES –REGULAR MEETING  
NOVEMBER 9, 2022**

**THE REGULAR MEETING OF THE VILLAGE OF LOCH ARBOUR PLANNING BOARD  
WAS HELD IN THE LOCH ARBOUR MUNICIPAL BUILDING, 550 MAIN STREET, ON  
WEDNESDAY, NOVEMBER 9, 2022 AND WAS CALLED TO ORDER BY CHAIRPERSON ROBERT  
FERNICOLA AT 7:30 PM.**

The following member was sworn into office as a Member of the Planning Board of the Village of Loch Arbour and signed the Oath of Allegiance and Office.

- Brian Cumiskey, as a Class IV (resident) Member for a 4-year term

The secretary called the roll. PRESENT WERE: Commissioner D' Angelo, Mayor Fernicola, Mr. Cumiskey, Mr. R. Fernicola, Mr. Santos, Mr. Maisto. ABSENT WERE: Ms. Appello, Mr. Wiener, Ms. Wilusz

Also present were Board Attorney, Mark Aikins, Esq., Board Engineer, Sam Avakian, PE, and Board Secretary, Marilyn Simons.

The Board Secretary announced the notice requirements of C. 231, P.L. 1975, have been met by transmitting the notice of this Regular Meeting to the Planning Board's two designated newspapers on January 24, 2022 and March 14, 2022, posting a copy of the notice on the Municipal bulletin board, and filing a copy of the notice with the Municipal Clerk on the same date.

**MINUTES**

UPON MOTION of Mr. R. Fernicola, seconded by Mayor Fernicola, carried, the following minutes are approved as submitted.

- Special Meeting of the Planning Board held on October 18, 2022.

**Recorded Vote:**

Ayes: Commissioner D' Angelo, Mayor Fernicola, Mr. R. Fernicola, Mr. Maisto

Nays: None

Abstain: Mr. Cumiskey, Mr. Santos

Absent: Ms. Appello, Mr. Wiener, Ms. Wilusz

**CORRESPONDENCE – None**

**OLD BUSINESS –**

- A. Memorialize Resolution – 408 Euclid Avenue., Block 12, Lot 7

**RESOLUTION OF THE PLANNING BOARD OF  
THE VILLAGE OF LOCH ARBOUR  
FOR MORRIS CATTON AND MICHELLE CATTON  
408 EUCLID AVENUE, BLOCK 12, LOT 7**

**WHEREAS**, MORRIS CATTON and MICHELLE CATTON (hereinafter "Applicant") has applied to the Planning Board of the Village of Loch Arbour for variance approval at the premises located at 408 Euclid Avenue, Village of Loch Arbour and known as Block 12, Lot 7 on the tax map of the Village of Loch Arbour, which premises are in the Residential Zone; and

**WHEREAS**, a review of the notices and publications indicate that the Board has jurisdiction to hear this application; and

**WHEREAS**, hearings were held on May 11, 2022 and on October 18, 2022 and all interested parties were given an opportunity to be heard and express their opinions; and

**WHEREAS**, the Board reviewed the materials submitted; and

**WHEREAS**, the Board, after carefully considering the evidence presented by Applicant as represented through attorney, Mark G. Kitrick, Esquire and the testimony and evidence has made the following factual findings:

1. The Applicant is the owner of the property located at 408 Euclid Avenue, known as Block 12, Lot 7, on the municipal tax map of the Village of Loch Arbour, County of Monmouth, and State of New Jersey, which property is located in the Residential Zone.

2. At the hearings, the Applicant submitted testimony as presented by the Applicant's Architect, Robert W. Adler, R.A., and submitted documents into evidence:

**Exhibit A-1:** Plot Plan prepared by Cranmer Engineering, PA, with latest revisions dated June 24, 2022, 2 sheets.

**Exhibit A-2:** Architectural Plan prepared by Robert W. Adler, R.A., with latest revisions dated June 15, 2022, 7 sheets.

3. At the hearing, the Board relied upon the report submitted by Board Planner and Engineer, Peter R. Avakian, revised, on July 7, 2022 consisting of five(5) pages, which was marked into evidence as **Exhibit B-2**, as well as testimony by Mr. Samuel Avakian.

4. The Applicant is requesting approval from the Planning Board for a second story addition to the west side of the existing 2 ½ story single family dwelling. The application also seeks approval of a swimming pool with spa and patio. The improvements require variances for maximum building coverage and for location of pool equipment.

5. The relevant zoning provisions under the Village Land Use Ordinance are as follows:

- A. Maximum lot coverage per the zoned district, where 20% is the maximum, 27.5% exists as a non-conformity and 28.4% is proposed, an increase of 0.9%. Variance required.
- B. The minimum lot depth permitted per the zoned district is 100 feet. The existing lot has a depth of 125 feet, which conforms.
- C. The minimum lot width per the zoned district is 50 feet. The existing lot has a width of 50 feet, which conforms.

- D. The minimum lot area permitted per the zoned district is 5,000 feet. The existing lot has a lot area of 6,250 feet, which conforms.
- E. The minimum front building setback permitted per the zoned district shall conform with those provided for adjacent buildings. The existing front yard setback is 20.3 feet to the front porch and 25.3 feet to the dwelling, which conforms. The Applicant is proposing no change to the front yard setback.
- F. The minimum side building (each) setback permitted per the zoned district is the greater of 5 feet per side or 10% of the lot width per side. The permitted side building setback is 5.6 feet. The existing west side building setback is 16 feet to the dwelling wall, which conforms with the side building setback requirement. The second story addition side yard setback from the west line is proposed at 11.4 feet which complies. Existing east side yard setback is 4.10 feet, which is an existing non-conformity.
- G. The minimum rear building setback required per the zoned district is 25 feet. The existing rear building setback is 54.7 feet, which conforms.
- H. An additional twenty percent (20%) of the lot size may be occupied by all other buildings or structures, which constitutes as building coverage. The existing coverage is 12% which conforms. The Applicant indicates a proposed reduction of additional building coverage to 11.7%, which conforms and is a reduction of 0.3%.
- I. The maximum building coverage ordinance regulation also stipulates that "In no event shall the total lot coverage exceed 40% of the lot". The existing total building coverage is 38.5%, which conforms. The Applicant is proposing a total building coverage of 40% which conforms and is an increase of 1.5%.
- J. Swimming pools and Hot Tub.
- 1) The proposed pool equipment is located in the west yard and has a side setback of 16 feet, which requires a variance. The Applicant stipulated to providing a fence screen around the pool equipment and sound panels to attenuate the sound. Applicant's Architect shall submit a design acceptable to the Board Engineer in this regard.
  - 2) A swimming pool may be constructed in a rear yard only. The Applicant is proposing the swimming pool, hot tub and pool patio in the rear yard, which conforms.

- 3) No swimming pool, portion thereof, equipment or accessory structure may be located closer than 10 feet to any property line or structure. The Applicant is proposing a side yard setback of 10.8 feet from the east property line and 17.6 feet from the west property line, which both conform.

The Applicant is proposing a rear yard setback of 14.1 feet, which conforms.

The Applicant is proposing a separation of over 10 feet between the swimming pool and the existing principal dwelling, which conforms.

- 4) No swimming pool, including equipment and accessories may occupy more than 50% of the rear yard in which it is located. The Applicant is proposing a rear yard coverage of 23.3%, which conforms.
- 5) The plan should indicate that all fences shall be equipped with self-latching device in compliance with the Swimming Pool Code of New Jersey.
- 6) The pool shall be surrounded by a fence no less than 4 feet in height. The Applicant is proposing a fence height of 4 feet, which conforms.
- 7) Filter backwash line and pool drain lines shall be connected directly to an underground storm drainage system, if one is available. If a drainage system is not available, filter backwash lines and pool drain lines shall be connected to a dry well constructed on the site, with design to be approved by the Village Engineer of the Village of Loch Arbour. Connections to the sanitary sewer are not permitted. The Applicant shall indicate compliance on revised plans to be submitted.
- 8) The pool may be lighted by underwater or exterior lights or both provided that all exterior lights are located so that the light is neither directed nor reflected upon adjacent properties in such a manner as to be a nuisance or annoyance to the neighboring properties. Above water lighting shall be so designated as to light the entire pool, including its bottom, in such a manner that all portions of the pool, including its bottom may be seen without glare. Such lighting shall provide not more than three watts per square foot of pool area and three watts per square foot of such surrounding area with three foot-candles illumination. Underwater lighting shall be in compliance with applicable National Electric Code. The Applicant does not propose any pool lighting.

6. At the hearing the Applicant stipulated to compliance with all requests in the Avakian's report revised on July 7, 2022 and consisting of 5 pages, **Exhibit B-2**.

7. At the hearing, the Board concluded that the only variances required were for maximum building coverage of 28.4%, and for pool equipment to be located in the west side yard which could be granted in conformance with applicable Ordinance and statutory provisions.

**WHEREAS**, the Board has determined that granting the Variance for maximum building coverage will: (a) advance the purposes of the Municipal Land Use Act based on *N.J.S.A. 40:55D-2.i*: and (b) result in benefits which substantially outweigh any detriment and further that relief can be granted without causing substantial detriment to the public good and will not substantially impair the intent and the purpose of the Village Zone Plan and Zoning Ordinance all of the criteria being satisfied from proof on the record including but not limited to, that the improvements will be very aesthetically pleasing and will have a positive impact on the neighborhood including based on the findings set forth in the companion Resolution approving Applicant's Certificate of Appropriateness Application.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Village of Loch Arbour that the approval of the Application of **MORRIS CATTON and MICHELLE CATTON** be granted for purposes of allowing the improvements requested in the application, as per the plans filed with the Board and marked into evidence at the hearing, as modified as set forth in this Resolution and based on the various findings of fact set forth in this Resolution and full compliance by the Applicant with all conditions and findings by the Board in this Resolution.

**AND BE IT FURTHER RESOLVED** by the Planning Board that the approval of the within application as aforesaid is subject to the following conditions:

- A. Compliance with any suggestions set forth in the Board Engineer/Planner's report revised on July 7, 2022 and consisting of 5 pages, **Exhibit B-2**.
- B. The Applicant shall provide a plan acceptable to the Board Engineer showing a fence screen around the pool equipment and sound panels to attenuate the sound.
- C. After the excavation for the pool has occurred (and prior to the installation of the pool), Applicant's Architect or Engineer shall verify to the Board Engineer that there are no underground springs, aquifer and/or similar underground water condition which would be adversely affected by the construction of the pool. The Board Engineer shall establish the testing protocol (to include soil borings) and standards in this regard.

- D. All representations made by the Applicant or Applicant's expert under oath are conditions of the within approval and a violation of same shall be deemed a violation of this approval.
- E. Granting of any required construction permits.

Complying with any and all other requirements of this Municipality and any other governmental subdivisions set forth in any laws, ordinances or regulations, and obtain of any permits or approvals required thereunder, including

- A. NJDEP.
- B. Being bound to all representations at the hearing made by Applicant, Applicant's counsel and/or Applicant's expert.
- C. Submitting a sufficient number of certified final plans ("Final Plan") as required by the Village, and only after the Village Engineer/Planner has signed off on any conditions required under this Resolution, which Final Plan shall then be reviewed by the Village Construction Official, and upon the Official issuing a Construction Permit(s), Applicant shall construct any and all improvements in strict conformance with the Final Plan. If the Applicant wishes to deviate in any way from the details of the Final Plan, Applicant may re-apply to the Board for any relief and before taking any steps to construct in deviation of the Final Plan.
- D. Publication of a notice of this decision in the official newspaper serving the Village of Loch Arbour and return of proof of publication to the Planning Administrator.
- E. Payment of all taxes, escrows and assessments to date. No building permit or certificate of occupancy is to be issued and no map is to be signed or filed, if applicable, until proof is furnished to the Planning Administrator of the Planning board that there are no taxes, escrows or assessments due or delinquent on the Property.

**BE IT FURTHER RESOLVED** that a copy of this Resolution, certified by the Secretary of the Planning board to be a true copy, be forwarded to the Village Clerk, the Village Construction Official, the Board Engineer/Planner, the Village Tax Collector, the Village Tax Assessor, the Village Attorney, the Board Attorney, and the Applicant herein.

**BE IT FURTHER RESOLVED** that this Resolution shall serve as one of memorialization of the action taken by this Board at its meeting of November 9, 2022.

Moved by: Mr. R. Fernicola

Seconded by: Commissioner D' Angelo

**ROLL CALL VOTE**

Those in favor: Commissioner D' Angelo, Mayor Fernicola, R. Fernicola, R. Maisto

Those Opposed: None

Those absent: Ms. Appello, Mr. Wiener, Ms. Wilusz

Those recused: Mr. Cumiskey, Mr. Santos

**RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE OF LOCH ARBOUR  
REGARDING APPLICATION FOR CERTIFICATE OF APPROPRIATENESS  
BY MORRIS CATTON AND MICHELLE CATTON FOR PROPERTY LOCATED AT  
408 EUCLID AVENUE, BLOCK 12, LOT 7**

**WHEREAS**, MORRIS CATTON and MICHELLE CATTON (hereinafter "Applicant") has applied to the Planning Board of the Village of Loch Arbour for approval of a Certificate of Appropriateness for premises located at 408 Euclid Avenue, Village of Loch Arbour and known as Block 12, Lot 7 on the tax map of the Village of Loch Arbour, which premises are in the Residential Zone; and

**WHEREAS**, a review of the notices and publications indicate that the Board has jurisdiction to hear this application; and

**WHEREAS**, hearings were held on May 11, 2022 and on October 18, 2022 and all interested parties were given an opportunity to be heard and express their opinions; and

**WHEREAS**, the Board reviewed the materials submitted; and

**WHEREAS**, the Board, after carefully considering the evidence presented by Applicant as represented through attorney, Mark G. Kitrick, Esquire and the testimony and evidence presented by the Applicant's Architect, Robert W. Adler, R.A., has made the following factual findings:

1. The Applicant filed an Application for Certificate of Appropriateness to request approval from the Planning Board for the addition of a second floor over the covered patio on the west side of the existing 2 ½ story single family Dwelling, together with swimming pool, spa and patio.
2. The Applicant is the owner of the property located at 408 Euclid Avenue, known as Block 12, Lot 7, on the municipal tax map of the Village of Loch Arbour, County of Monmouth, and State of New Jersey, which property is located in the Residential Zone.
3. The Board considered all relevant criteria under the Municipal Historic Preservation Ordinance #2017-424 (the "Ordinance"), based on the testimony at the hearing of the Project Architect and more particularly in Section 7.2 hereinafter.
4. At the hearings, the Applicant entered into evidence Exhibits which were relied upon by the Board in making its findings including but not limited to:

**Exhibit A-1:** Plot Plan prepared by Cranmer Engineering, PA with latest revisions dated June 24, 2022, 2 sheets.

**Exhibit A-2:** Architectural Plan prepared by Robert W. Adler, Architect, revised through June 15, 2022, 7 sheets.

**Exhibit B-1:** Letter revised on July 7, 2022 prepared by Peter R. Avakian, consisting of 5 pages.

5. The proposed Addition (the “Addition”), is consistent with the style of the original existing Dwelling (the “Dwelling” or “Structure”). The Addition meets the requirements of the Ordinance and more particularly in Section 7.2 hereinafter. Also shown on the plans, and subject to review by the Board, are additional improvements, including an in-ground swimming pool, pool patio, and a raised patio, together with related improvements.

6. The Board considered all relevant criteria under the Municipal Historic Preservation Ordinance #2017-424, based on the testimony at the hearings, including testimony from the Project Architect and more particularly under Section 7.2, the Board makes the following findings:

- a) The work will expand upon the existing architectural features and replace much of the detail with new, more historically referenced materials. The scale of the proposed addition is consistent with its style, and an improvement on the existing scale of the home. The Addition will not adversely affect the ambiance, character, and appearance of the District and the relationships among structures and between structures and public ways in the District.
- b) The width and height relationship is being preserved by maintaining the existing front façade as the addition is set-back, leaving the existing, front corner in-tact, and the addition does not change the overall width of the footprint of the home. Additionally, the proportion of the windows and their details such as 6/1 mutton patterns, will be preserved and enhanced. It does not have a negative impact on the existing rear of the Dwelling.
- c) The relationship of the proposed Addition to the neighboring structures with regard to the open space between, will not be changed by the Addition. No portion of the Addition will be closer to any lot line than the existing structure. The roof pitch on the Addition will match the existing roof pitch in both the hip design character and the slope of the roof. Details such as the eaves, soffits and trim will be maintained and enhanced. Further, the front porch will not be altered so as to preserve the relationship of the entrance of the home with the neighborhood.
- d) The relationship of the width of windows to the height of windows of the Addition will be visually compatible with those in the existing remainder of the Dwelling.
- e) Since the Addition and the remainder of the Dwelling will have new material which is more historically referenced, it will be visually compatible.



- f) The relationship of materials and texture of the façade and roof of the Addition will be visually compatible with the predominant materials of the remainder of the Dwelling, existing and as proposed.
- g) The roof shape of the Addition will be visually compatible with the existing roof of the Dwelling.
- h) The size of the Addition, the mass of the Addition in relation to the open spaces, and the windows, door openings, porches and balconies will be visually compatible with the existing Dwelling.

7. Based on all the findings and testimony at the hearing by the Applicant, the Board finds the Applicant should be granted the approval of the Application for Certificate of Appropriateness for the construction of a second story Addition to the west side of the existing Dwelling as per the drawings and plans filed at the hearing and as testified about, subject to the conditions set forth below.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Village of Loch Arbour on the 9<sup>th</sup> day of November, 2022, that the approval of the Application for Certificate of Appropriateness be granted for purposes of the construction of a second story Addition to the west side of the existing Dwelling, because the Applicant has satisfied the relevant criteria of the Loch Arbour Historic Preservation Ordinance based on the findings of fact set forth above.

**NOW, THEREFORE** be it resolved by the Board that the approval of the application is subject to the following conditions and/or the Applicant complying with the following:

A. Applicant is bound to all representations at the hearing made by the Applicant and Applicant's expert.

B. The improvements shall be constructed strictly as set forth in the Architect's revised Plan dated June 15, 2022, as modified based on the testimony of Applicant and Applicant's expert at the hearing. The improvements shall also be constructed strictly at the location and as depicted in the Engineer's revised Plan dated June 24, 2022, as modified based on the testimony of Applicant and Applicant's expert at the hearing.

C. Any and all requirements of this Municipality and any other governmental subdivisions as set forth in any laws, ordinances or regulations, and obtainment of any permits or approvals required thereunder, including NJDEP.

D. Publication of a notice of this decision in the official newspaper serving the Village of

Loch Arbour and return of proof of publication to the Planning Administrator.

E. Payment of all taxes, escrows and assessments to date. No building permit or certificate of occupancy is to be issued and no map is to be signed or filed, if applicable, until proof is furnished to the Planning Administrator of the Planning Board that there are no taxes, escrows or assessments due or delinquent on the Property.

F. Obtaining all proper building permits for construction and constructing same in accordance with the documents marked at the hearing and in compliance with the testimony of the Applicant and the Applicant's expert at the hearing.

**BE IT FURTHER RESOLVED** that a copy of this Resolution, certified by the Secretary of the Planning Board to be a true copy, be forwarded to the Village Clerk, the Village Construction Official, the Board Engineer/Planner, the Village Tax Collector, the Village Tax Assessor, the Village Tax Collector, the Village Attorney, the Board Attorney, and the Applicant herein.

**BE IT FURTHER RESOLVED** that this Resolution shall serve as one of memorialization of the action taken by this Board at its meeting of November 9, 2022.

Moved by: Mr. Robert Fernicola

Seconded by: Commissioner D' Angelo

**ROLL CALL VOTE**

Those in favor: Commissioner D' Angelo, Mayor Fernicola, R. Fernicola, R. Maisto

Those Opposed: None

Those absent: E. Appello, R. Wiener, C. Wilusz,

Those recused: B. Cumiskey, A. Santos

**NEW BUSINESS –**

**A. 337 Euclid Avenue, Block 3, Lot 16, (Variance)**

The Applicant is requesting approval from the Planning Board for a two-story addition and a second story addition over the existing one-story family dwelling. The applicant is also proposing improvements to the walk, drive way and patio. The improvements require a variance for building coverage.

**B.337 Euclid Avenue, Block 3, Lot 16 ( Major Alteration)**

An Applicant for a Certificate of Appropriateness was received regarding 337 Euclid Avenue, Loch Arbour, New Jersey.

The following Exhibits have been marked into evidence:

Exhibit A-1: Variance/COA package received by Applicant – Service of Process –  
Architectural Plans consisting of 8 pages prepared by Michael Savarese, RA, of  
Michael Savarese Associates revised thru July 22, 2022.

Exhibit A-2: 2x3 Board - 4 colored photos of existing house (on poster board) Photo taken  
by Mr. Savarese

Exhibit A-3: 2x3 Board referencing Historic character of house

Exhibit A-4: 2x3 Board 19 colored photos and 1 google image

Exhibit A-5: 2x3 Board 6 colored photos of similar homes in the area

Exhibit A-6: 2x3 Board 3D colored rendering of proposed home – Euclid Avenue side

Exhibit A-7: 2x3 Board 3D colored rendering of proposed home – Page Avenue side

The Board Attorney confirmed the Proof of Service is satisfactory and the Board has jurisdiction to hear this application.

Rick Brodsky Esq., of the law firm, Ansell, Grimm and Aaron, PC, appearing on behalf of his client, Mr. Dweck. Mr. Brodsky summarized the application before the Board. He summarized the site improvements to the property. He confirmed the lot is irregular and there are non-conformities to this property. He confirmed two variances are being sought. Side Yard Setback and Building Coverage. Also, a Certificate of Appropriateness is being sought.

Appearing on behalf of the Applicant is, Architect, Michael Savarese and property owner, Isaac Dweck.

Mr. Savarese and Mr. Dweck were sworn in.

Samuel Avakian, PE, was sworn in.

Michael Savarese referenced Exhibit A-1 and Exhibit A-2 and summarized the existing property.

Mr. Savarese referenced the Architectural Plans and testified to the proposed changes to the interior of the 1<sup>st</sup> story of the home. He testified to the porch area in the front of the home. He testified to the reconfiguration of the porch.

Mr. Avakian, referenced the Survey and discussed with Mr. Savarese the steps onto Page Avenue and the proposed driveway on Page Avenue.

Mr. Savarese referenced Architectural Plans and summarized the proposed changes to the 2<sup>nd</sup> story. Mr. Savarese testified the 2<sup>nd</sup> story addition is in the back of the house.

Mr. Savarese testified the existing set back is non-conforming at 4.3 feet. The existing building covered is 16.42% and the proposed building coverage is 23.82%. The total proposed overall coverage is 39.97%.

Mr. Avakian confirmed with the Board, this is an oversized lot.

Mr. Savarese testified to the front porch on the home. It is being proposed to make the porch larger. Mr. Savarese testified to the elevation of the front of the home. He testified the home is a Victorian Cedar shingled home. He testified to the proposed changes to the east and west side of the home. He testified the plans indicate the existing chimney will be kept, but added on to for height.

The Board and Mr. Savarese discussed if a plan was considered that would comply with the existing building coverage specifications.

Mr. Savarese referenced A-6 and Exhibit A-7. He testified most of the homes on Euclid Avenue are similar to the proposed plan and are full 2-story homes. Mr. Savarese and the Professionals discussed the similar homes in the area.

The Board and Mr. Savarese discussed the size of the family room on the first floor. The Board discussed with Mr. Savarese the existing basement. Mr. Savarese confirmed the proposed plans indicate there will be a new area for a basement.

Mr. Savarese testified to the side yard setback variance. Discussed was the coverage and this property being on a corner lot.

Referenced was the Exhibit A-6 and A-7. Mayor Fernicola referenced the Architectural Plans and discussed the proposed addition. He questioned the location of the condenser and generator on the east side of the property. Mr. Savarese confirmed a garage is not being proposed.

Mr. Santos discussed the 2 condensers and generator is not too scale on the plan, and will not fit on the east side of the home. Mr. Santos also commented the units being so close to the neighboring property. The Board and the Professionals discussed moving condensers and generator to the Page Avenue side. Mr. Savarese testified the mechanical room will either be in the basement or the attic. The client has not decided.

The Board discussed the Village impervious coverage Ordinance. Discussed was the oversized lot and the length of the proposed home. Also discussed was the irregular shape of this lot. Mr. Savarese confirmed the proposed length of the home with the porch is 70 feet.

Mr. Savarese testified that Mr. Dweck has 5 children. The proposed plan has a total of 6 bedrooms. This includes one bedroom in the basement.

Mr. Brodsky discussed with the Board their concerns regarding this application. The Board concluded there is no hardship to approve a variance for over 20% for building coverage.

#### FIVE MINUTE RECESS

Mr. Brodsky confirmed this application will be carried to the next Planning Board Meeting to be held on December 14, 2022 at 7:30 p.m.

Mr. Savarese and the Board discussed different options to reduce the building coverage.

Mr. Dweck addressed the Board and stated he has 5 children, and the current application is not proposing big bedrooms on the second floor. Discussed was the proposed family room addition on the first floor.

UPON MOTION of Mr. R. Fernicola, seconded by Mayor Fernicola, carried that this matter be carried until the next scheduled Planning Board Meeting to be held on December 14, 2022 at 7:30 p.m., with no need for further notice by the Applicant.

#### Recorded Vote:

Ayes: Commissioner D' Angelo, Mayor Fernicola, Mr. Cumiskey, Mr. R. Fernicola, Mr. Santos, Mr. Maisto

Nays: None

Absent: Ms. Appello, Mr. Wiener, Ms. Wilusz

#### SCHEDULING -

**A. Pending Application** – 329 Euclid Avenue 9 (awaiting revised plans)  
Block 3, Lot 12

**B. Next Planning Board Meeting** – Wednesday, December 14, 2022 at 7:30 p.m.

#### PUBLIC COMMENTS –

UPON MOTION of Mr. R. Fernicola, seconded by Commissioner D' Angelo, carried that the meeting be opened to the public for comments.

No public present.

UPON MOTION of Mr. R. Fernicola, seconded by Mayor Fernicola, carried that the meeting be closed to the public.

Recorded Vote:

Ayes: Commissioner D' Angelo Mayor Fernicola, Mr. Cumiskey, Mr. R. Fernicola, Mr. Santos,  
Mr. Maisto

Nays: None Abstain: None

Absent: Ms. Appello, Mr. Wiener, Ms. Wilusz

UPON MOTION of Mayor Fernicola, seconded by Commissioner D;' Angelo, carried, that the meeting be finally adjourned at 8:45 PM.

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Marilyn Simons  
Board Secretary