



Block 6 Lot 3

Member Sherr made a motion to approve the Resolution granting major preliminary and final site plan, seconded by Member Woska. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Woska-yes, Member Kranz-yes, Member Descenza-yes, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Nicolay-abstain. Motion passed.

**JLUB 2021-007**

**Memorialize Resolution**

Randall Kurachik  
1231 Bound Brook Rd  
Block 59 Lot 16

Board Member discussed expansion of the site will be prohibited. Member Sherr made a motion to approve the Resolution with the added sentence “ Any expansion of the use or structure shall be specifically prohibited.”, seconded by Member Caruso. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Woska-yes, Member Kranz-yes, Member Descenza-yes, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Nicolay- abstain. Motion passed.

**7. New Business**

**JLUB 2021-008**

**Side and maximum lot coverage variance**

Julie McGuire  
32 Louis Ave  
Block 81 Lot 9

Mr. Bill Robertson duly swore in Ms. Julie McGuire, 32 Louis Ave.

Ms. McGuire stated that she has an attached carport and garage space which she intends to convert to living space. The carport would be converted into a master bedroom and the garage would be a kitchen.

Ms. McGuire stated that she purchased the house last year and the above ground pool has been removed.

Mr. Costa stated that the side yard setbacks and maximum lot coverage variances are being requested.

The lot coverage is 26% while 25% is permitted.

The Board discussed the side yard variance; the property is located in the R75 zone so the total side yard required is 20ft with one side yard required to have 8ft. The Board reviewed the survey; the current conditions are 4.8ft to the carport and garage and the other side yard has 6.8ft to the property line.

The Board discussed that the houses in the neighborhood have similar carports.

Member Ryan asked if there would be any height increase for the living space.

Ms. McGuire stated that there would be no increase in height; she would be closing in the structures to make livable space.

Chairperson Conahan opened the meeting to the public, there being no public questions he closed the public portion of the meeting.

Member Descenza made a motion to approve the side yard setback variance, the front yard set back, maximum lot coverage of 26%, and issuing a certificate of non-conforming use, seconded by Member Greco. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Woska-yes, Member Kranz-yes, Member Descenza-yes, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Nicolay-yes. Motion passed.

**JLUB 2021-009**

**Front Yard Setback Variance**

Rosario Badalamenti  
207 Harris Ave  
Block 180 Lot 5

Mr. Bill Robertson duly swore in Mr. Rosario Badalamenti and Mr. Michael Pino ( Mr. Badalamenti's father in-law and next door neighbor).

Mr. Badalamenti informed the Board that he plans to extend the front porch to be as wide as the house. He will extend the rafters for porch coverage.

The zone requires 30ft setback and currently the porch is 20ft setback. The current porch would be expanded to width of the house.

Member Descenza asked if Mr. Badalamenti was adding a dormer with bedroom and bathroom and the house will remain a single family dwelling.

Mr. Badalamenti stated the house would remain a single family dwelling.

Chairperson Conahan opened the meeting to the public, there being no public questions he closed the public portion of the meeting.

Member Caruso made a motion to approve the front yard set back variance, seconded by Member Woska. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Woska-yes, Member Kranz-yes, Member Descenza-yes, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Nicolay-yes. Motion passed.

Reagent  
5 Factory Lane  
Block 350 Lot 1

Chairperson Conahan read into the record the email from the Applicant's Attorney requesting to be carried to the October 13, 2021 meeting.

The Board agreed to the request and no further notice would be required.

Chairperson Conahan announced that the application would be carried to the October 13<sup>th</sup> meeting at Recreation Center at 7pm.

## **7. Correspondence**

### **A. NJDEP Permit Renewal Letter**

No Action required by the JLUB.

### **B. PSEG- Flood Hazard Area Individual Permit**

No Action required by the JLUB.

### **C. Parette Architects- Board of Education**

The Board was informed that Middlesex Board of Education will be implementing capital improvements projects through CARES Act Grant; this would not be municipal money.

Mr. Robertson explain the provision of the MLUL 40:55D-31 that the Board would review the capital improvements but have no jurisdiction over.

The Board discussed having a representative from the Board of Education attend the October 13, 2021 meeting regarding the capital improvement projects. The Board Clerk was directed to contact the Board of Education and schedule for October 13<sup>th</sup> if possible.

### **D. Facciponti-585 Union Ave.**

Chairperson Conahan read into the record the letter from the applicant's Attorney requesting an adjournment of the hearing as the applicant will be revising the plans.

Member Sherr made a motion to dismiss JLUB 2021-002 585 Union Ave without prejudice for failure to proceed. The applicant will be able to file a new or revised application, seconded by Member Descenza. Vote: Member Sherr-yes, Chairperson Conahan-yes, Member Ryan-yes, Member Woska-yes, Member Kranz-yes, Member

Descenza-yes, Member Dessino-yes, Member Greco-yes, Member Caruso-yes, Member Nicolay-yes. Motion passed.

## **8. Board Comments**

The Board thanked the DPW for mowing lawn by flood wall and disaster response from DPW.

Chairperson Conahan opened the meeting to the public, there being no public he closed the public portion of the meeting.

Chairperson Conahan stated at the next meeting the subcommittee will be formed for the Master Plan.

Mr. Costa stated that the Borough was looking to increase construction fees for mixed use buildings.

Board discussed multi dwelling properties and property maintenance.

Mr. Costa stated that the property owners of 700 South Ave should be putting in a new application for a warehouse.

There being no further business Member Descenza made a motion to adjourn the meeting at 8:15, seconded by Member Greco. Vote: All in favor. Meeting adjourned.

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Joe Descenza, Secretary

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Karen Wick, Board Clerk