

**BOROUGH OF FAIR LAWN  
ZONING BOARD OF ADJUSTMENT  
Regular Meeting  
of August 20, 2007**

Following are the minutes of the Fair Lawn Zoning Board of Adjustment's regular meeting held on **Monday, August 20, 2007.**

Chairman Scott Levy called the regular meeting to order at 7:15 p.m. and declared that the meeting was being held in accordance with the Open Public Meeting Law.

Roll Call: Present were: Mr. Charipper, Mr. Meer, Mr. Salerno, Mr. Sacchinelli, Mr. Diner and Mr. Levy.

Absent were Mr. Blecher, Mr. Nakashian, Mr. Karas, Mr. Newman and Ms. Spindel (Mr. Nakashian was ill; Mr. Karas recused himself from this meeting, Mr. Newman was ill; and Ms. Spindel was on vacation).

Also in attendance were William Soukas, Board Attorney; Karen Kocsis\*, Court Reporter; Ann Peck, Assistant Zoning Officer and Carol LoPiccolo, Zoning Board Clerk.

\*Ms. Kocsis arrived at 7:40 p.m.

Mr. Levy announced the following adjournments:

**Commercial Old Business:**

1. Application #2006-018, Sebastian E. Lentini (McDonald's)  
37-01 Broadway, Block 2320, Lots 10-12, Zone B-2/R-1-3  
Amendment to approved use/site plan approval requires site plan approval as per RGO Section 125-6. **This application will be carried to a special meeting on August 30, 2007. NO testimony will be given.**
  
2. Application #2006-038, 37-10 Broadway, LLC (Zap Lube)  
37-02/37-10 Broadway, Block 2201, Lot 2, Zone B-2  
The placement of a billboard sign on the property located at 37-01 through 37-10 Broadway, Block 2201, Lot 3. The billboard requires a use variance as the service is provided at another location RGO Section 125-57(d)(1). **This application will be carried to a special meeting on September 27, 2007. NO testimony will be given.**

3. Application #2006-100, Omnipoint Communication, Inc.  
33-02 Morlot Avenue, Block 2410, Lot 49-56, Zone R-1-2  
The proposed antenna flagpole requires a use variance as per Section 125-57.D.(d)[1] use variance. **This application will be carried to a special meeting on September 6, 2007. NO testimony will be given.**
  
4. Application #2007-022, Cumberland Farms, Inc.  
20-11 Fairlawn Avenue, Block 4701, Lot 6, Zone B-1  
The proposed removal of existing Gulf Service Station and reconstruction of a gasoline filling station requires a Conditional Use Variance Section 125-24.B. A new Cumberland Farms convenience store creating two principal uses requires a Use Variance as per Section 125-57.D.(d), Major Site Plan Approval as per Section 125-65.A. Variances and or waivers for Buffer Section 125-41.B.(12), parking and loading areas Section 125-48.D., Food Handler's License/Minor Site Plan Application Section 125-65.B.(3), Signs Section 125-48.B, Fences Section 125-38.A. **This application will be carried to a regular meeting on September 17, 2007. NO testimony will be given.**
  
5. Application #2007-063, PowerTech, Inc.  
0-02 Fair Lawn Avenue, Block 6601, Lot 1, Zone B-2  
The installation of additional equipment in the exterior of the parking lot. Prior approval for a use variance approved May 1976 requires amendment to the site plan approval Section 125-57.D. **This application will be carried to a regular meeting on September 17, 2007. NO testimony will be given.**

No further notice will be given and all applicants consented to the time for the Board to act on their respective application.

**Residential New Business:**

1. Application #2007-064, Douglas and Eileen Moser  
9-10 6<sup>th</sup> Street, Block 5508, Lot 28, Zone R-1-3  
Proposed driveway expansion would increase the existing impervious coverage from 36.56% to 40.38% where 35% is permitted as per Section 125-12 Schedule of area, yard and building requirements.

Mr. Douglas Moser came forward and was sworn in. Fees totaling \$88.00 has been paid and there is proof of service.

Mr. Moser stated that he would like to widen his driveway due to needing more room for his children that are driving. The neighbors to the left and right of Mr. Moser also have wider driveways.

Mr. Levy opened the meeting to the public within 200' and the general public. No one came forward. Mr. Levy closed the meeting to the public.

Mr. Sacchinelli asked if the curb would be cut. Mr. Moser stated he would like to have the curb cut. The curb cut would be widened to 17' to match the driveway size.

Mr. Charipper made a motion to approve this application and Mr. Salerno seconded the motion.

VOTE: Mr. Sacchinelli, Mr. Salerno, Mr. Diner, Mr. Charipper, Mr. Meer and Mr. Levy – YES.

**APPLICATION APPROVED.**

2. Application #2007-065, Louis and Maria Rea  
0-02 28<sup>th</sup> Street, Block 3212, Lot 5, Zone R-1-3  
Proposed expansion of driveway would increase the impervious coverage from existing 42.45% to 45.33% where 35% is permitted as per Section 125-12 Schedule of area, yard and building requirements.

Fees totaling \$88.00 have been paid and there is proof of service. Maria Rea came forward and was sworn in. Mrs. Rea stated that she would like to expand her driveway.

Mr. Levy asked if the current driveway goes all the way back to the garage. Mrs. Rea stated yes – it is a single car driveway. Mrs. Rea stated that currently there are 3 cars and it is a safety concern and there are 5 other homes on her street that have expanded driveways.

Mr. Levy opened the meeting to the public within 200' and the general public. No one came forward. Mr. Levy closed the meeting to the public.

Mr. Salerno made a motion to approve this application and Mr. Diner seconded the motion.

VOTE: Mr. Salerno, Mr. Sacchinelli, Mr. Diner, Mr. Charipper, Mr. Meer Mr. Levy – YES.

**APPLICATION APPROVED.**

3. Application #2007-066, William J. and Christine Morrison  
12-67 3<sup>rd</sup> Street, Block 5621, Lot 25, Zone R-1-3  
Existing lot is 5,000 s.f. where 6,500 s.f. is required. Existing lot frontage of 50' where 65' is required. Proposed addition would have a side yard setback of 6.12' where 8' is required as per Section 125-12 Schedule of area, yard and building requirements.

Fees totaling \$88.00 have been paid and there is proof of service. Mr. William Morrison, and Lenny Ligieri of Suncoast Builders, came forward and were sworn in. Mr. Morrison stated he would like to expand his house with a rear addition to accommodate a dining room. The addition will conform with the neighborhood.

Mr. Ligieri stated that the house angles slightly and the rear of the back corner of the house creates the need for a side yard setback.

Mr. Levy opened the meeting to the public within 200' and the general public. No one came forward. Mr. Levy closed the meeting to the public.

Mr. Meer made a motion to approve this application and Mr. Diner seconded the motion.

VOTE: Mr. Salerno, Mr. Sacchinelli, Mr. Diner, Mr. Charipper, Mr. Meer and Mr. Levy – YES.

**APPLICATION APPROVED.**

4. Application #2007-067, Joseph Maslo  
34-07 Ryan Road, Block 2204, Lot 7, Zone R-1-3  
Proposed addition would maintain existing side yard setback of 5.44' where 10' is required as per Section 125-12 Schedule of area, yard and building requirements.

Fees totaling \$88.00 have been paid and there is proof of service. Mr. Joseph Maslo came forward and was sworn in. Mr. Maslo stated that he would like to put a second level onto the existing home to create 3 bedrooms and a bathroom.

Mr. Levy asked if the height measurement is 30' to the ridge, which is below the requirement. Mr. Maslo responded yes.

Mr. Maslo described the pictures presented that show that this project fits in with the character of the neighborhood. The footprint is not being changed.

Mr. Levy asked if the second floor was pulled in 5', would that fit in with the neighborhood. Mr. Maslo stated if he were to do that, it would not fit in with the character of the neighborhood.

Mr. Diner asked on the right elevation, there is 1 window shown. Mr. Maslo stated that is the master bedroom and the bedroom would have a window on the side and in the front.

Mr. Levy opened the meeting to the public within 200' and the general public. Mrs. Arlene Rubenstein, 28 Rutgers Terrace, asked how the height is measured –

if it were from the first floor or the middle of the street. Mr. Levy stated the plans do not indicate. Mr. Maslo stated the property is flat from the street back.

Mr. Levy closed the meeting to the public.

Mr. Salerno made a motion to approve this application. Mr. Meer seconded the motion.

VOTE: Mr. Salerno, Mr. Sacchinelli, Mr. Diner, Mr. Charipper, Mr. Meer and Mr. Levy – YES.

**APPLICATION APPROVED.**

5. Application #2007-068, Barry and Isabel Rudd  
16-00 Well Drive, Block 2707, Lot 7, Zone R-1-2  
Existing lot is 6,717.5 s.f. where 7,500 s.f. is required. Existing lot frontage is 70' where 75' is required. The proposed addition would increase the building coverage from 17.4% to 28% where 25% is permitted. Would increase the impervious coverage from 26.7% to 37% where 35% is permitted. Would maintain existing side yard setback of 4.6' where 10' is required. Would maintain existing front yard setbacks of 23.39' and 24.95' where 30' is required as per Section 125-12 Schedule of area, yard and building requirements.

Fees totaling \$88.00 have been paid and there is proof of service. Isabel and Barry Rudd were both sworn in. Mr. Rudd stated that he would like to put an addition on the rear of the home for a bigger kitchen and den.

Mr. Levy asked if the lot is odd shaped. Mr. Rudd stated yes, it is a pie shaped lot. Mr. Levy asked what is behind the property. Mr. Rudd stated that there is borough property behind him. Mr. Rudd stated that if the property were larger they would not need a variance. The existing side yard variance of 4.6' is for the corner of the garage that is from when it was built.

Mr. Sacchinelli asked if by granting this variance, would it cause a problem for the Borough to access the property that is behind this property. Mr. Rudd stated no.

Mr. Levy opened the meeting to the public within 200' and the general public. No one came forward. Mr. Levy closed the meeting to the public.

Mr. Salerno made a motion to approve this application and Mr. Diner seconded the motion.

VOTE: Mr. Salerno, Mr. Sacchinelli, Mr. Diner, Mr. Charipper, Mr. Meer and Mr. Levy – YES.

**APPLICATION APPROVED.**

6. Application #2007-069, Miguel and Maria Rojas  
16-22 Kipp Street, Block 4509, Lot 33, Zone R-1-1  
Proposed 6' fence in front yard setback where 3' fence is permitted as per Section 125-38.A. Fences and Walls. Proposed above ground pool would have rear yard setback of 10' where 15' is required as per Section 125-37.B. Pools.

Fees totaling \$88.00 have been paid and there is proof of service. Ms. Maria Rojas came forward and was sworn in and stated that she would like to put a pool on the property and put a fence which abuts the parking lot on the east side and rear. Ms. Rojas described the photos which shows the commercial property and garbage that comes from the commercial property and the easy access to her property. At night there are teenagers that go in the parking lot to listen to music and smoke.

Mr. Levy stated that because of the location of the house, there are safety issues.

Mr. Charipper felt that this is an enforcement issue by the Police Department for the commercial property. Ms. Rojas stated that she has called the Police Department, but still needs the higher fence for safety.

Mr. Sacchinelli referred to photograph 14 and 15 and asked how much of a buffer is there. Ms. Rojas stated 4'.

Mr. Levy asked if the buffer is evergreen. Ms. Rojas stated it is not evergreens. Mr. Levy asked if her neighbor has a fence. Ms. Rojas stated yes. Mr. Levy asked if the parking lot has a fence. Ms. Rojas responded no. Mr. Levy asked if across the street is the baseball field. Ms. Rojas responded yes.

Mr. Meer stated that most of the pictures that show fences that are permitted because they are in the rear.

Mr. Sacchinelli asked what the distance from the property line would be the pool. Mr. Levy stated the proposed would be 10'.

Mr. Levy felt the fence would aesthetically be pleasing if it were pulled in line with the home. Ms. Rojas stated she would pull the fence back to be in line with the house. The 3' fence would remain.

Mr. Diner asked what type of fence would be installed. Ms. Rojas stated that a 5' vinyl fence with lattice on top.

Mr. Levy opened the meeting to the public within 200' and the general public. Mr. Harvey Rubenstein, 28 Rutgers Terrace. Mr. Rubenstein wanted to clarify

the placement of the 6' fence and the 3' fence. Ms. Peck stated that from the sidewalk there would be 10' to the end of the fence. Ms. Rojas stated that she is not a corner house and no views of traffic would be blocked.

Mr. Levy closed the meeting to the public.

Mr. Levy made a motion to deny this application for the 6' fence in the front yard setback and Mr. Charipper seconded the motion.

VOTE: Mr. Salerno, Mr. Sacchinelli, Mr. Diner, Mr. Charipper, Mr. Meer and Mr. Levy – YES.

**FENCE DENIED.**

Mr. Levy made a motion to approve the application for the pool. Mr. Charipper seconded the motion.

VOTE: Mr. Salerno, Mr. Sacchinelli, Mr. Diner, Mr. Charipper, Mr. Meer and Mr. Levy – YES.

**POOL APPROVED.**

7. Application #2007-070, Matthew and Linda Wagner  
19-02 Saddle River Road, Block 1804, Lot 1, Zone R-1-3  
Proposed driveway expansion and circular driveway would have two curb cuts where one is permitted as per Section 125-48.C.(7).

Fees totaling \$88.00 have been paid and there is proof of service. Matthew Wagner came forward and was sworn in and stated that he would like to have a circular driveway and would need a second curb cut. Mr. Wagner stated it is a safety concern because he lives on Saddle River Road and has to back out across 2 lanes of traffic.

Mr. Sacchinelli asked what the width of the driveway is now. Mr. Wagner stated 18'.

Mr. Levy opened the meeting to the public within 200'. No one came forward. Mr. Levy opened the meeting to the general public. Mr. Harvey Rubenstein, 28 Rutgers Terrace, asked what corner is the property off of. Mr. Wagner stated Kramer Place. Mr. Wagner depicted the pictures presented. Mr. Rubenstein asked if any lawn would be kept in front. Mr. Wagner stated landscaping would be kept. Mr. Levy asked Mr. Wagner to present a landscaping plan for the Board to review. Mr. Levy closed the meeting to the public.

Mr. Charipper made a motion to approve this application and Mr. Salerno seconded the motion.

VOTE: Mr. Salerno, Mr. Sacchinelli, Mr. Diner, Mr. Charipper, Mr. Meer and Mr. Levy – YES.

**APPLICATION APPROVED.**

8. Application #2007-071, Gilda Linden  
14 Arlington Place, Block 3711, Lot 8, Zone R-1-3  
Proposed addition would increase the existing F.A.R. from 49.67% to 55.3% where 40% is permitted. Existing lot is 3,166 s.f. where 6,500 s.f. is required. Lot frontage of 50' where 65' is required. Would increase the existing building coverage from 35.34% to 40.2% where 25% is permitted. Would increase the impervious coverage from 41.9% to 45.9% where 35% is permitted. Would maintain the existing front yard setback of 5.25' where 25' is required. Would reduce the existing rear yard from 20' to 18' where 20' is required as per Section 125-12 Schedule of area, yard and building requirements.

Fees totaling \$88.00 have been paid and there is proof of service. Ms. Linden came forward and was sworn in.

Mr. Soukas stated that this application has a variance of F.A.R. and would require 5 affirmative votes and there are only 6 members present, and this is not a majority vote, and the applicant does not need to proceed tonight if she so wishes.

Mr. Charipper suggested that the applicant should adjourn to the next meeting. Jeff Krawitz, 315 Linden Lane, Fair Lawn and Gilda Linden, 14 Arlington Place both came forward and were sworn in.

Mr. Soukas stated that although this is a use variance and positive and negative criteria are not needed to be met and referred to case law of Coventry Square.

The applicant went to discuss this with their architect and the Board went on to the next application.

9. Application #2007-072, Seymour & Joell Karas  
11 Lamring Drive, Block 5728, Lot 4, Zone R-1-3  
The proposed shed would have a sideyard setback of 21" where 4' is required as per Section 125-12 Schedule of area, yard and building requirements.

Fees totaling \$88.00 have been paid and there is proof of service. Mr. Levy noted that Mr. Karas is a regular voting member and has to prove his case before the Zoning Board.

Seymour Karas came forward and was sworn in. Mr. Karas stated that he would like to put a rear storage shed from the required 4' from the property line to 21" from the property line. There was a retaining wall that was replaced. There was a previous shed that existed for 40 years. In order to replace the retaining wall the previous shed had to be demolished and had a 0' setback. There has been a new fence that has also been installed. The proposed shed would be 4.3' off the rear line. All other requirements are met. The right side line would have a setback of 21" instead of 4'. The survey of the property shows the rear line is at an angle with the front property line.

Mr. Levy asked what the size of the previous shed was. Mr. Karas stated 6'x8'. The proposed shed would be 10'x8'.

Mr. Levy asked why does it have to be 21" and not 4'. Mr. Karas stated he did not see any reason to have the 4'. The left side of the shed would have 2' less of grass and the right side would have crushed stone. There is a solid fence that is on the side and the shed would be blocking nothing at all. Mr. Karas stated that it serves no purpose to put the shed 4' from the property line.

Mr. Meer stated that if he went 21" to the property line it would be very in noxious, as it is in the corner.

Mr. Levy opened the meeting to the public within 200'. Todd Calderone, 15 Lamring Drive, came forward and was sworn. Mr. Calderone stated that he purchased the home in 1994 and the shed was on their property and was told that if ever the shed were replaced, it would be taken off their property. Mr. Calderone stated that Mr. Karas stated it would be actually 18" off the property.

Mr. Levy asked if the fence belongs to Mr. Calderone. Mr. Calderone stated yes.

Mr. Karas stated that he did not know the shed was on the Calderone's property until Mrs. Calderone gave him a copy of their survey that indicated it was. Mr. Karas stated the shed would actually be 21" off the property line.

Mr. Karas stated that he had the concrete pad put in already. Mr. Karas felt the proposed shed is in an unobtrusive location.

Mr. Charipper asked if there is a conflict with the Board acting on this application. Mr. Soukas stated although Mr. Karas has the right to go before the Zoning Board, he is not sure if Mr. Karas would be better served to go before another Board such as the Planning Board. Mr. Soukas stated that he would have to research case law regarding this matter. Mr. Charipper agreed.

Mr. Karas agreed that Mr. Soukas should review case law and get back to him on the decision.

Mr. Calderone stated that he had numerous conversations with Mr. Karas before the concrete was poured, and he told Mr. Karas that he thought it was too close to his fence.

Application adjourned to August 30, 2007. Mr. Karas waived the time for the Board to act.

8. Application #2007-071, Gilda Linden (continued)  
14 Arlington Place, Block 3711, Lot 8, Zone R-1-3

Mr. Salerno noted this is a Radburn property.

Glenn Stubaas, Molinari & Stubaas Architects, designed the project and came forward. Mr. Stubaas stated the property currently has a number of variances and the application should stand on its own merits and nothing could be built without asking for the same variances. The applicant does not want to wait for a 7 member board.

Mr. Stubaas stated that this is a house on Radburn and the proposed addition is a 1 story addition at the rear of the property, and takes the place of a previous addition, but would be 115 s.f. larger than the previous one. The lot is undersized and is non-conforming. The existing front yard setback is currently non-conforming. The impervious and building coverage is currently non-conforming. There is a 2' encroachment on the west side of the addition and goes to a 0' encroachment on the east side. There is a need for a rear yard setback that is also needed and that is a new variance. The standards for this property is a 65'x100' lot and this lot is less than half of 3,166 s.f. If this property is even 5,000 s.f., there would be no variances needed for building, impervious coverage and F.A.R. The addition basically carries the existing variances forward. The house to the west of the property is the same house that is being proposed. The existing addition is set in several feet from the side. The addition would be brought in to meet the present house. The adjacent property has an addition that goes out beyond the existing structure.

Mr. Levy asked the need to go 18' to the rear yard. Mr. Stubaas stated that the design of Radburn is to have living structures towards the park and the addition is for a living/family room. Mr. Stubaas stated that Radburn has not approved this yet, and they are not in objection to the size of the addition, but are still working out design elements. Mr. Stubaas stated that this fits in with the character of the neighborhood and the size of this addition is similar to other additions.

Mr. Salerno felt the size of the property in Radburn is a hardship and this addition would fit in with the neighborhood. Every house in Radburn is over on coverage and F.A.R. and this should be looked at differently.

Mr. Levy opened the meeting to the public within 200'. No one came forward. Mrs. Arlene Rubenstein, 28 Rutgers Terrace, asked if members that live in Radburn - should they be disqualified from voting on Radburn applications. Mr. Soukas stated that only if they live within 200' should they then recuse themselves from the application.

Mr. Levy closed the meeting to the public.

Mr. Salerno stated that although Radburn approval is not required at the Board level, the architectural committee is very strict in their approval process.

Mr. Salerno made a motion to approve this application and Mr. Charipper seconded the motion.

VOTE: Mr. Salerno, Mr. Sacchinelli, Mr. Diner, Mr. Charipper, Mr. Meer -YES.  
Mr. Levy – NO.

**APPLICATION APPROVED.**

Mr. Levy commented that he sees no problem with the additional F.A.R., but does have a problem with the rear yard variance and it could have been done differently to avoid the rear yard variance.

10. Application #2007-073, John and Laurie Feola  
10-20 Burbank Street, Block 4522, Lot 6, Zone R-1-3  
Existing lot is 5,880 s.f. where 6,500 s.f. is required. Lot frontage of 56' where 65' is required. Proposed addition would maintain an existing front yard setback of 24.63' where 25' is required. Would maintain existing side yard setbacks of 5.9' and 6.70' where 8' is required as per Section 125-12 Schedule of area, yard and building requirements.

Fees totaling \$88.00 have been paid and there is proof of service. John and Laurie Feola came forward and were both sworn in.

Mrs. Feola stated that they would like to raise the roof of the house and are not changing the footprint of the house. The variances being sought are currently existing. The second level would accommodate 3 bedrooms and a bathroom.

Mr. Levy stated that this would fit in with the character of the neighborhood. Mrs. Feola stated that there are many homes in the immediate area that have similar additions.

Mr. Levy opened the meeting to the public within 200'. No one came forward. Mr. Levy opened the meeting to the general public. Mr. Harvey Rubenstein asked

what the height is. Mr. Levy stated it is 25.3' to the ridge and was measured from the street. Mr. Levy closed the meeting to the public.

Mr. Meer made a motion to approve this application and Mr. Diner seconded the motion.

VOTE: Mr. Salerno, Mr. Sacchinelli, Mr. Diner, Mr. Charipper, Mr. Meer and Mr. Levy – YES.

### **APPLICATION APPROVED.**

#### **Vouchers**

1. William Soukas, Esq. in the amounts of \$1,250.00 regarding Fire Co. #1; \$2,057.53 regarding Omnipoint; \$550.00 regarding McDonald's and \$545.00 regarding Sprint Spectrum.

Mr. Charipper made a motion to approve these vouchers and Mr. Diner seconded the motion.

VOTE: All Present – AYE.

2. Karen Kocsis in the amount of \$275.00 for the August 20, 2007 attendance fee.

Mr. Charipper made a motion to approve this voucher and Mr. Salerno seconded the motion.

VOTE: ALL Present – AYE.

#### **Resolutions**

1. Application #2007-050, Jin Chiu Lu, 28-15 Rutgers Terrace, Block 3621, Lot 27, Zone R-1-2 – New one family dwelling.
2. Application #2007-054, Lisa & Matthew DiPaulo, 36-01 Ferry Heights, Block 2606, Lot 25, Zone R-1-2 – Addition and foyer.
3. Application #2007-056, Donna Furnish, 4 Reading Terrace, Block 3607, Lot 2, Zone R-1-2 – Patio.
4. Application #2007-057, David Moreschi, 23-15 Fairmount Place, Block 3520, Lot 6, Zone R-1-3 – Fence.
5. Application #2007-058, Andrew and Veena Chien, 11-01 4<sup>th</sup> Street, Block 5510, Lot 67, Zone R-1-3 – Addition and Porch.
6. Application #2007-059, Lawrence and Grace Fondacaro, 25-07 Waverly Avenue, Block 3417, Lot 17, Zone R-1-3 – Addition and porch.
7. Application #2007-060, Ajay and Shama Gei, 2-19 Cyril Avenue, Block 4324, Lot 28, Zone R-1-3 – Addition.

8. Application #2007-061, Phillip and Zena Serrano, 38-67 Taylor Road, Block 1608, Lot 19, Zone R-1-2 – Addition.
9. Application #2007-062, John and Jola Moran, 10-11 5<sup>th</sup> Street, Block 5508, Lot 57, Zone R-1-3 – Addition.
10. Application #2007-055, Hampshire Companies, L.L.C., Bergen-Passaic Cataract Surgery & Laser Center, 18-01 Pollitt Drive, Block 4802, Lot 2, Zone I-1, Use Variance and site plan modifications.

Mr. Charipper made a motion to accept these resolutions and Mr. Diner seconded the motion.

VOTE: All Present – AYE.

### **Minutes**

1. Mr. Charipper made a motion to approve the minutes for the August 7, 2007 meeting and Mr. Diner seconded the motion.

VOTE: All Present - AYE

### **Adjourn**

Mr. Salerno made a motion to adjourn this meeting and Mr. Sacchinelli seconded the motion.

TIME: 9:45 P.M.

VOTE: All Present - AYE.

Respectfully submitted,

Carol LoPiccolo  
Zoning Board Clerk