

**BOROUGH OF FAIR LAWN
ZONING BOARD OF ADJUSTMENTS
REGULAR MEETING MINUTES
July 24, 2023**

Following are the minutes of the Fair Lawn Zoning Board of Adjustment's Regular Meeting held on July 24, 2023

Acting Chairman, Daniel Zwillenberg called the Meeting to order at 7:05pm and declared the Meeting was being held in accordance with the Open Public Meeting Law.

Roll Call: Ms. Goldstein, Mr. Estersohn, Mr. Seibel, Ms. Miller, Mr. Tratner, Ms. DeLucca, Mr. Berow, Mr. Zwillenberg - **Present**

Mr. Lowenstein & Mr. Naveh- **Absent** Ms. Horta (**Arrived 7:16**)

Also in attendance: Board Attorney; Marc Leibman
Court Stenographer, Donna Arnold
Assistant Zoning Officer, Ann Peck
& Clerk to the Zoning Department; Cathy Bozza

Professionals in attendance: Paul Azzolina- Board Engineer-
Brian A. Intindola- Traffic Engineer-
Kathryn Gregory- Board Planner-

Acting Chairman Dan Zwillenberg leads the Pledge of Allegiance.

**Mr. Zwillenberg announces the carrying of the following Applications:

1. Application#23-013, Vincent Polisi, 12-72 6th Street, Block 5615, Lot 5, Zone R-2 – **Application carried to the meeting of August 28, 2023. No further notice required.**
2. Application#23-002, 13-13 River Road, LLC. 13-13 River Road, Block 5610, Lot 29&39, Zone B-4.- **Application carried to a Special Meeting of July 31, 2023. Notice is required.**

Mr. Zwillenberg opens to Attorney, Stuart Liebman, of Wells, Jaworski & Liebman, Paramus, N.J., here to represent Application #22-010, Broadway Medical Center, LLC, 22-18 Broadway, Fair Lawn seeking approval for a 2nd extension on Application #22-010 for a subdivision. Mr. Liebman speaks to the need for a 2nd extension in regards to the subdivision, explains the reason for the delay (installation of seepage pit) to the Board Members and asks for their approval on an extension of time to the end of October.

Discussion...

No further questions from Board Members...

Mr. Zwillenberg asks for a motion for the extension of time.

Mr. Estersohn makes a motion to approve the extension of time until October, 2023
Ms. Miller seconds the motion for approval.

VOTE: Mr. Estersohn, Mr. Seibel, Ms. Miller, Mr. Tratner, Ms. DeLuca and
Mr. Berow **-YES.** Ms. Goldstein & Mr. Zwillenberg- **NO**

**Motion Carries 6-2
Extension Granted.**

New Residential Applications:

Mr. Zwillenberg changes the order of the Agenda to hear Application #23-017, for reasons explained...

**1. *Application #23-017, Reuven & Rachel Levy,
41-14 Erli Road, Block 1514, Lot 17, Zone R-1-2***

Proposal is to convert the existing 2 car garage to a Handi-cap Bedroom Suite and provide an entrance and ramp in the side yard.

Based on the plans provided the proposed renovations to the dwelling unit will create a second unit creating a two family dwelling. Two family dwellings are not permitted in the R-1-2 zone as per Borough Ordinance 125-17 A. (1) D-1 Use variance is required as per Borough Ordinance 125-57 D(1)(d)(1). The current FAR of 43% existed prior to the ordinance change in 2007 creating a FAR requirement. Proposal would maintain the pre-existing FAR of 43% where 37% is permitted would require a D-4 Variance as per Borough Ordinance 125-57D(1)(d)(1). Would maintain the existing building coverage of 25.7% where 25% is permitted. Would increase impervious coverage from 44% to 44.3% where 35% is permitted as per Borough ordinance 125-12 Schedule of area yard and building requirements. Other variances and waivers may be required for this application.

Ms. Levy is here this evening with her Architect, Mr. Rafael Danon to testify.

Mr. Leibman (Board Attorney) swears in Ms. Rachel Levy, (Applicant/Homeowner)
41-14 Erli Road,
Fair Lawn, N.J.

Fees have been paid & there is proof of service.

Ms. Levy begins her testimony by explaining to the Board she is proposing to convert their existing two-car garage to a Handicap Accessible Bedroom suite for her husband who took a fall years ago and became seriously handicapped.

She testifies trying to accommodate him by installing a lift inside the home but the situation has worsened and he now falls a lot when standing. The only way we can now accommodate him now is by building a handicap accessible bedroom & bathroom suite with an entrance. She testifies the proposal would not affect the neighbors and will look nice from the outside.

Ms. Levy continues to testify and asks the Board for their consideration on this proposal. It would save her husband from falling and would certainly accommodate his handicap.

Mr. Leibman (Board Attorney) swears in Rafael Danon (Professional Architect)
Danon Group
1218 Warren's Way
Wanaque, N.J.

Mr. Leibman certifies Mr. Danon as an expert in the field of Architecture without objections from the Board.

Mr. Danon reviews the proposal of the two car garage conversion into a handicap accessible bedroom suite along with variances requested.

Mr. Leibman (Board Attorney) shares exhibit of plan onscreen with Board Members.

Mr. Danon reviews the two car driveway which will be used for parking, speaks to the side entrance and setbacks, noting there are no changes except 3% more in impervious due to the side entrance handicap accessible walkway...reviews the footprint of the garage and design. A sleeping area, a sink with a counter and a full size handicap bathroom.

Mr. Danon summarizes and is open for any questions...

Mr. Estersohn (Board Member) questions Mr. Leibman (Board Attorney) on the use variance for a two family home? If conditions were stipulated regarding utilities, where they cannot be put in, etc...where upon the sale of home, garage must be converted back to original? Can it be done?

Mr. Leibman (Board Attorney) speaks to the Master Plan and the growing need for these types of homes, mother /daughter, etc...states if the Board Members are inclined to vote for an approval, conditions stipulated could absolutely be placed as part of the approval, such as (1) gas meter, (1) electric box, (1) mailbox. A deed restriction, etc...if deed restriction were violated, enforcement would take over.

Mr. Zwillenberg (Acting Chairman) asks Ms. Levy is she fully understands the conditions that will have to be adhered to for an approval.

Ms. Levy (Applicant/Homeowner) fully and clearly understands exactly what was said and will fully abide by all the conditions asked of her. Including before the house is sold, the garage will be converted back to the original 2-car garage.

Mr. Zwillenberg questions for clarification a door on the site plan? Where does this go?

Ms. Levy explains there is a door to the den and a door to the kitchen.

Discussion.... conditions will include a wall never to be placed to separate rooms.

So noted.

Mr. Berow (Board Member) would like review of the conditions agreed to.

Discussion...

Mr. Leibman suggests a handicap Mother/Daughter dwelling. A single family home with a handicap accessible entrance, single set of utilities. Of course, permits will be needed to do this, converting garage into a handicap accessible bedroom.

Discussion continues regarding a "Deed Restriction" being a part of approval.

Ms. Levy (Applicant/Homeowner) agrees to all conditions stipulated and will abide by all.

No further questions from Board Members.

Mr. Naveh opens the application to Residents living within 200 feet of the Applicant for questions. Seeing none,

Mr. Naveh opens to the General Public for questions or comments. Seeing none,
Mr. Naveh closes this portion and asks for a motion.

Mr. Estersohn makes a motion to approve the application with all conditions stipulated.
Ms. Miller seconds the motion.

VOTE: Ms. Goldstein, Mr. Estersohn, Mr. Seibel, Ms. Miller, Mr. Tratner,
Ms. Delucca & Mr. Zwillenberg – **YES.**

Motion Carries.
APPLICATION APPROVED.

1. Application #23-014, Gabriel & Pamela Pollack

40-02 Paterson Street, Block 1410, Lot 15, Zone R-1-2

Corner property Proposed 6ft fence located on John Street would exceed the permitted 3' height as per Section 125-38 Fences and walls.

Fees have been paid and there is Proof of Service.

Both Gabriel & Pamela Pollack (Applicants/Homeowners) are here this evening to testify for the variance request.

Mr. Liebman (Board Attorney) swears both. Gabriel & Pamela Pollack
40-02 Patterson Street
Fair Lawn, N.J.

Mr. Pollack begins his testimony explaining how they would like to push out the 6ft. fence on the corner to provide safety for their children while playing as well as privacy for them. He notes there is no detriment to the public good.

Mr. Zwillenberg (Acting Chairman) notes he is not clear where fence is proposed? Is it 7ft. from grass? Or 7ft. from property line?

Ms. Pollack states 7ft. from sidewalk.

Discussion & clarification on location.

A 6ft. fence in the front yard setback, 4ft in from property line.

Ms. Goldstein (Board Member) remembers being at this house before. The fence existing was approved? You want to keep the same height but move forward?

Ms. Pollack replies; that is correct.

Ms. Goldstein has issues with this proposal.

Ms. Miller (Board Member) asks if currently there is greenery with existing fence?

Ms. Pollack states yes, trees in front of fence.

Mr. Estersohn (Board Member) questions if there are other homes on John Street with 6ft. fences? Would you consider a shorter fence?

Ms. Pollack testifies the privacy and mostly the safety for her children looms big with them.

Mr. Berow (Board Member) seeks clarification on corner lot fence with regards to retaining walls.

Discussion...

Mr. Zwillenberg (Acting Chairman) questions Ms. Peck (Assistant Zoning Officer) on Greenery enforcement.

Discussion. Ms. Peck states homeowners are required to maintain the trees at a certain height but enforcement is difficult.

Mr. Tratner (Board Member) clarifies the trees will be replanted in front of the fence?

Ms. Pollack replies; this is correct.

No further questions from Board Members.

Mr. Zwillenberg opens the application to Residents living within 200 feet of the Applicant for questions. Seeing none,

Mr. Zwillenberg opens to the General Public for questions or comments. Seeing none, Mr. Zwillenberg closes this portion and asks for a motion.

Mr. Tratner (Board Member) asks before motion is made, if they can stipulate as a condition of approval, the planting of trees in front of fence?

Mr. Leibman (Board Attorney) states yes they can put it as a condition of approval in the Resolution.

Mr. Pollack & Ms. Pollack agree to this condition as long as there is some time allowed for this?

Mr. Leibman states no issue with this.

Ms. Miller makes a motion to approve the application.

Mr. Tratner seconds the motion.

VOTE: Mr. Seibel, Ms. Miller, Mr. Tratner, Ms. Delucca, - **YES**
Ms. Goldstein, Mr. Estersohn & Mr. Zwillenberg- **NO**

Motion Carries. 4-3

APPLICATION APPROVED.

Mr. Zwillenberg calls for a 5-minute recess. 8:15 p.m.

Mr. Zwillenberg re-opens meeting. 8:20 p.m.

Roll Call: Ms. Goldstein, Mr. Estersohn, Mr. Seibel, Ms. Miller, Mr. Tratner,
Ms. DeLucca, Ms. Horta, Mr. Berow & Mr. Zwillenberg- **Present**

1. ***Application #23-015, Roman & Yelena Lipovetsky Litvak
19-36 Hunter Place, Block 2807, Lot 26, Zone R-1-2***

Proposed Garage expansion would decrease the side yard setback from 11.69' to 6.61' where 12' is required as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Other variances and waivers may be required for this application.

Mr. Seibel (Board Member) recuses himself from this application.

Fees have been paid and there is Proof of Service.

Mr. Roman Litvak (Applicant/Homeowner) here to testify for the variance request.

Mr. Leibman (Board Attorney) swears in Roman Litvak
19-36 Hunter Place
Fair Lawn, N.J.

Mr. Litvak begins by explaining what it is he is proposing. Tries to share Architectural Exhibit with Board Members onscreen but having technical difficulties...

Mr. Zwillenberg (Acting Chair) asks Board Counsel if the Architect should be here, especially since he is using the architectural plans? The Architect should be testifying. No?

Mr. Leibman (Board Attorney) states, it is not necessary. Explains...

Mr. Leibman shares the Exhibit onscreen from his office for Mr. Litvak.

Mr. Litvak begins by stating he would like to move garage wall closer to property line. He walks the Board through the changes he would like to make. The expansion would decrease the side yard setback from 11.69' to 6.61' but notes that other homes on block have considerably less side yards...he is not changing the character of the home, it will have matching roof line, etc...

Mr. Zwillenberg opens to Board Members for questions.

Mr. Berow (Board Member) notes the side yard setback on plan but asks Mr. Litvak what the distance is between his home & his neighbors?

Mr. Litvak does not have this information but would guess about 18ft? Offers to go outside to measure if needed.

Discussion....

Mr. Estersohn (Board Member) asks if there is a door in back of garage?

Mr. Litvak testifies yes.

Mr. Estersohn questions the hardship? This appears to be an oversized lot...

Discussion...Mr. Liebman (Board Attorney) notes; it is a little undersized. Explains.

Mr. Berow asks Mr. Litvak why does he want to expand?

Mr. Litvak explains he would like to be able to get either one of his vehicles comfortably into the garage. At least one. Details the issue of limited space & room when getting into vehicles.

Ms. Goldstein (Board Member) questions the area on the side of garage. Is this a storage area?

Mr. Litvak explains he has been cleaning a lot of the garage out but also planning to put in greenery. Mentions his backyard and the abundance of trees he has planted there.

Ms. Goldstein is having concerns without testimony from Architect.

Mr. Litvak (Applicant) states the plans proposed are exactly what he plans to do.

Discussion continues....

Mr. Leibman (Board Attorney) puts exhibit drawings back onscreen for clarification.

Mr. Litvak explains he needs to replace the foundation which had been damaged by a tree.

Mr. Leibman reviews the plans with Board Members...

Mr. Zwillenberg (Acting Chairman) asks; plans as shown show you are making the garage deeper, correct?

Mr. Litvak replies; yes, he is. for esthetic purposes. Explains...

Discussion continues...

Mr. Zwillenberg asks how much to the rear are you adding?

Mr. Litvak replies; 5 feet.

Discussion and clarifications on side yard and rear yard measurements... increasing measurements...?

Mr. Litvak states the impervious is well under requirement, etc...
No further questions from Board Members.

Mr. Zwillenberg opens the application to Residents living within 200 feet of the Applicant for questions. Seeing none,

Mr. Zwillenberg opens to the General Public for questions or comments. Seeing none, Mr. Zwillenberg closes this portion and asks for a motion.

Mr. Leibman (Board Attorney) advises Mr. Litvak to go back to the Architect to revise the plans. FAR is not calculated, Zoning chart needs to be recalculated. The Board members cannot make a decision based on these calculations...recommends the Architect be in attendance.

Mr. Litvak asks if a letter will suffice from the Architect instead of attendance.

Mr. Leibman states the Architect needs to be in attendance to testify on the FAR.

Mr. Zwillenberg comments he would feel more comfortable with the Architect for questions.

APPLICATION IS CARRIED TO THE AUGUST 28, 2023 MEETING. NO FURTHER NOTICE REQUIRED.

1. *Application # 23-016, Joel Yavelberg,
7-14 Park Ave, Block 5502, Lot 19, Zone R-1-3*

Proposed deck and side covered porch patio would have a side yard setback of 6.3' where 8' is required as per Borough Ordinance 125-34 A (5) and 125-34 A (4) Existing Impervious coverage would decrease the impervious coverage from 38% to 37% where 35% is permitted as per Borough Ordinance 125-12 Schedule of area yard and building requirements. Other variances and waivers may be required for this application.

Mr. Berow & Mr. Estersohn recuse themselves from this Application.

Fees have been paid and there is proof of service.

Joel Yavelberg, (Applicant) here with his Architect, Liza Cohen.

Mr. Leibman swears in Liza Cohen

LMC Architecture
21-03 Radburn Road
Fair Lawn, N.J.

Mr. Leibman certifies Ms. Cohen as an expert in the field of Architecture with no objections from the Board.

Ms. Cohen begins her testimony in regards to the proposal before them. Speaks to the two (2) variances; impervious and side yard setback, stating the impervious will be

reduced with the removal of the rear sidewalk. The side yard setback would be affected with the covered side patio being 6.3 feet where 8 feet is required, noting the front entrance is really not needed and the Applicant's use the side entrance as the primary entrance. Ms. Cohen refers to the exhibit and details plans proposed...

Open for questions from Board Members.

Mr. Zwillenberg (Acting Chairman) questions the distance between this house and the next door neighbor?

Ms. Cohen does not have this information presently.

Discussion on the stairs needing replacement because of their condition...

Ms. Goldstein (Board Member) clarifies the width will be a foot wider with the roof & deck, correct?

Ms. Cohen replies; yes. The deck is new and in line with the landing. Speaks to the reduction of impervious...

No further questions from Board Members.

Mr. Zwillenberg opens the application to Residents living within 200 feet of the Applicant for questions. Seeing none,

Mr. Zwillenberg opens to the General Public for questions or comments. Seeing none, Mr. Zwillenberg closes this portion and asks for a motion.

Ms. Miller makes a motion to approve the application.
Ms. Goldstein seconds the motion.

VOTE: Ms. Goldstein, Mr. Seibel, Ms. Miller, Mr. Tratner,
Ms. Delucca, Ms. Horta & Mr.Zwillenberg - **YES**

Motion Carries.
Application Approved.

Mr. Zwillenberg calls a Recess: 9:13
Mr. Zwillenberg re-opens meeting: 9:23

Roll Call: Ms. Goldstein, Mr. Estersohn, Mr. Seibel, Ms. Miller, Mr. Tratner,
Ms. DeLucca, Ms. Horta, Mr. Berow & Mr. Zwillenberg- **Present**

New Commercial Business:

**1. Application #23-018, Shannon Holdings LLC/The Craftsman Restaurant
16-09 Maple Ave, Block 5834, Lot 2, Zone B-1**

Sit down restaurants and outdoor café' are permitted uses in the B-1 Zone. Proposal is to permit the beer garden and enclosed patio area to be used year round. Outdoor Café are only permitted to operate from March 1 to November 15 and on any other day that avoids inclement weather and allows for comfortable and safe use of the facilities C-2 variance is required as per Borough Ordinance 125-57D(1)(c)(2) Patio enclosure would require a front yard setback of 10' where 20' is required. Proposal is to relocate the dumpster which requires an amendment to the prior approved site plan as per Borough Ordinance 125-65 C. Accessory uses.[Amended 2-21-2017 by Ord. No. 2419-2017] (1) Uses customary and incidental to principal permitted or conditional uses provided the accessory use is limited to 25% of the overall property square footage and to 25% of the principal building's area. Parking variance required. 141 spaces provided where 218 spaces are required. Other variances and waivers may be required for this application.

Bruce Rosenberg (Attorney) of Winnie Banta Basralian & Kahn, P.C. here on behalf of Shannon Holdings

Fees have been paid and there is Proof of Service.

Mr. Rosenberg speaks to Shannon Holdings LLC/The Craftsman Restaurant variance request. To allow outdoor seating all year round which has been opened since 2020 when Covid hit. Also a front yard setback of 10 feet where 20 feet is required setback. Relocate the dumpster requiring an amendment to the prior approved plan and a parking variance required....

Mr. Rosenberg speaks to the review of reports from Board Engineer, Paul Azzolina, Board Planner, Kathryn Gregory & the Fire Marshall who had no issues.

Mr. Rosenberg calls his first witness, Mr. Mark Quilter. Owner/Manager of

Mr. Leibman (Board Attorney) swears in Mark Quilter.

Mr. Quilter testifies to the hours of operations, number of employees, busiest times being weekends. Seeking approval of year round use of the outdoor patio. Started construction of patio in 2020 and the customers love the area. Speaks to the events such as catering events, etc. that are held in this area.

Mr. Quilter speaks to the parking variance. Testifies to the valet parking which is offered on a daily basis and help added on weekends, stating people enjoy this service and the valets never had issues with parking....

Cross examination from Mr. Rosenberg and testimony from Mr. Quilter speaks to 56 parking spaces across the street which was acquired 2 ½ years ago and never had to be used. Never a complaint about lack of spaces. No issues whatsoever.

Open for questions from Board Members.

Mr. Zwillenberg (Acting Chairman) questions the 56 spaces? Existing is 141 Parking spaces...how long has he been operating with 141 spaces?

Mr. Quilter replies; since opening. 2+ years with this number of spaces and never any issues.

Mr. Estersohn (Board Member) clarifies Mr. Quilter's testimony regarding the parking across the street, confirming it has never been used.

Ms. Goldstein (Board Member) questions the previous parking approval.

Mr. Rosenberg (Attorney for the Applicant) speaks to the 1996 Resolution of January 8, 1996, Rivera's Grill...parking spaces required was 143.

Discussion...

Mr. Rosenberg explains...56 spaces across street, 32 on Weber, 28 on Easement of CVS and 25 onsite, totaling 141.

Ms. Goldstein will withhold questioning regarding parking for the Engineer.

Mr. Zwillenberg questions the Resolution of 1996- requests clarification of parking.

Mr. Rosenberg speaks to the Resolution for clarification....141 existing parking spaces. Not adding/ not subtracting.

Kathryn Gregory (Board Planner) clarifies questions on Resolution regarding parking spaces.

Ms. Ann Peck (Assistant Zoning Officer) clarifies the County took spaces when widening the intersection on Maple & River.

Discussion continues...

Mr. Leibman (Board Attorney) swears in Paul Azzolina, Board Engineer

Mr. Azzolina clarifies 218 spaces are required by Code.

Mr. Berow (Board Member) clarifies 143 was the total requirement at the time.

Discussion continues...

Mr. Azzolina (Board Engineer) explains requirement had remained unchanged but with the addition of the outdoor patio, brings the requirement to 218 spaces.

No further questions for this witness from Board Members.

Mr. Zwillenberg opens to residents living with 200ft. of the Applicant for questions of this witness, seeing none,

Mr. Zwillenberg opens to the General Public for questions of this witness.

Mr. Leibman (Board Attorney) swears in Pamela Coles,
13-34 George Street
Fair Lawn, N.J.

Ms. Coles asks for clarification on parking overflow and the empty lot. Number of employees and spaces allotted....

Mr. Leibman recommends Ms. Coles to direct her questions to the Engineer.

Ms. Coles will hold her questions for the Engineer.

Mr. Rosenberg (Attorney for the Applicant) calls his next witness, Mr. Bruce Rigg, (Professional Engineer)

Mr. Leibman (Board Attorney) swears in Bruce Rigg,
Rigg Associates, P.A.
1000 Maple Ave
Glen Rock, N.J.

Mr. Leibman certifies Mr. Rigg as an expert in the field of Engineering with no objections from the Board.

Mr. Rosenberg begins his cross examination of Mr. Rigg.

Mr. Rigg shares site of the Layout Plan-Sheet 2 of 2. Speaks to the County renovations & widening of the intersection of River & Maple. Reviews the brief history of Rivera's Restaurant and parking setup. Reviews part of the negotiations with CVS & the County road widening. CVS honoring 28 parking spaces on easement, etc.

Testimony continues...Mr. Riggs testifies to current site & variances being requested. Closed patio was outdoor dining & now asking for a year round outdoor patio. Setback of 10 feet where 20 feet is required. Speaks to recycling area. Variance for Accessory usage. Speaks to some areas of impervious which could be eliminated, sections which could be removed to meet the 90% requirement. The wall constructed by the County will either be removed or approved...explains.

Mr. Riggs continues testimony referencing Paul Azzolina' s other topics addressed, such as landscaping, etc...

No further questions from Board Members at this time.

Mr. Zwillenberg (Acting Chairman) opens questions to Board Professionals.

Mr. Azzolina (Board Engineer) notes Mr. Rigg' s did cover pertinent topics with exception to the enclosed dining area...recommends installing balers or a guardrail to protect diners in the outdoor area.

Mr. Riggs agrees to this.

Mr.Azzolina also recommends a setback of 30 feet rather than 20ft, proposing different standards...

No further questions.

Mr. Zwillenberg (Acting Chairman) asks if there will be additional parking testimony?

Mr. Rosenberg (Applicant' s Attorney) states the Architect is here this evening to answer questions.

Mr. Zwillenberg questions (EV) Electric Vehicle parking? There doesn' t seem to be any?

Mr. Zwillenberg, noting the late hour states the testimony of the Architect will have to be heard next time...

Mr. Zwillenberg opens to any further questions of the Engineer.

Ms. Pam Coles, 13-34 George Street inquires about parking.

Mr. Rigg addresses her question, noting the Architect will cover the topic in length when testifying at the next hearing.

Mr. Leibman (Board Attorney) announces the carrying of this Application to August 28, 2023. No further notice required.

APPLICATION CARRIED TO AUGUST 28, 2023. NO FURTHUR NOTICE IS REQUIRED.

Discussion on September 18, 2023 Regular meeting being moved to September 13, 2023.

Memorialized Resolutions:

1. Application #23-010, Elizabeth Assets Group, LLC
3-18 33rd Street, Block 2307, Lot 7, Zone R-1-3.
Expansion of non-conforming Structure-**Approved**

Mr. Estersohn makes a motion to approve the Resolution and Mr. Seibel seconds the motion.

All Present: **AYE**

2. Application #22-010, Broadway Medical Center, LLC.
22-18 Broadway, Block 3226.01, Lot 26.01,
2nd extension for subdivision. --**Approved.**

Mr. Estersohn makes a motion to approve the Resolution and Ms. Miller seconds the motion.

All Present: **AYE**

Minutes:

Ms. Horta makes a motion to approve the minutes as amended for **June 26, 2023** and Mr. Berow seconds the motion.

VOTE: All Present- **AYE**

Adjourn:

Mr. Berow makes a motion to adjourn and Mr. Tratner seconds the motion.

VOTE: All Present: **AYE**

Time: **10:20pm**

Respectfully submitted,

Cathy Bozza

Zoning Clerk