

**BOROUGH OF MIDLAND PARK – ZONING BOARD OF ADJUSTMENT MINUTES**

**June 9, 2021**

PLEASE TAKE NOTE:

ON WEDNESDAY, JUNE 9, 2021 THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MIDLAND PARK HELD A REGULARLY SCHEDULED MEETING VIA GO-TO-MEETING WHICH WAS ACCESSIBLE TO THE PUBLIC BY CALLING 1-877-309-2073. THE MEETING BEGAN AT 7:30 P.M.

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FORMAL MEETING

READING OF THE OPEN PUBLIC MEETINGS ACT

PLEDGE OF ALLEGIANCE

ROLL CALL:

Mr. Les Andersen-Chairperson	present	Mr. Nick Papapietro- Vice Chair	present
Mr. David Zuidema	present	Mr. Glen Biswurm	present
Mr. John Meeks - Secretary	present	Mr. Mark Braunius	present
Mr. Richard Formicola	absent	Mr. Mark Divak, Alt #1	present
		Mr. William Placier, Alt #2	present

R. Landel, Esq., Board attorney, and R. Wostbrock, Board engineer, were present on behalf of the Board.

Minutes of the 5/12/21 meeting - approved

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**PUBLIC HEARINGS:**

**ABDD V. LLC – 195 Godwin Ave – BL 20.10 LT 5.01** – Atty Craig Feldman present on behalf of the applicant. Notices were incorrect, application will not be heard at this meeting. Member of the public present addressed – Patricia Ennis – stated she is a residential neighbor of the site, attending to find out when the meeting is rescheduled for. Atty Feldman apologized to the Board and Ms. Ennis for the error, would like to schedule a special meeting. Board and Atty Feldman discussed possible dates but were unable agree on a date. Application carried to July 14<sup>th</sup> regular meeting. Ms. Ennis stated that she is available that day and has retained council. Ms. Ennis and Atty Feldman left the meeting at 7:49 PM.

**Lubbe, Gerard – 49 Colonial Rd – BL 25.10 LT 34.05** – Board discussed how to address issue with application missing the calculation for improved lot coverage and the ordinance change going into effect on June 17, 2021. Board discussed the need for a variance up to 45% vs. limiting it to 41-42% considering the upcoming ordinance change. Mr. Lubbe sworn in, notices are in order; proposing two ground floor additions pushing out the existing sunroom 6 ft. requiring variances for rear yard setback and distance to garage and adding 4 ft. to the existing dining room which would also encroach on the rear setback. Per Mr. Wostbrock, the accessory structure distance requirement is not changing in the ordinance, variance justified due to the location of the existing garage. **Exhibit A1** – Property Survey dated 8/12/12. **Exhibit A2** – Architect Plans drawn by Richard Natale dated 3/28/21, 6 pages. Mr. Lubbe discussed his smaller lot size and long driveway; his property is more narrow and deeper than the ideal minimum lot size. The overhang, patio, and slate walk are all being removed, Mr. Lubbe estimates coverage is 40.02% with the addition and removal of those items. Mr. Lubbe also stated that other homes in the neighborhood with similar lot sizes have additions, fits character of neighborhood. Motion by Mr. Braunius to approve variances for rear yard setback by 2.5 ft., lot coverage not to exceed 42%, and 7 ft. distance from accessory structure with an as-built survey to be provided when complete; seconded by Mr. Papapietro. All voted in favor.

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**NEW BUSINESS:**

Board discussed in-person meetings. Motion by Mr. Braunius to resume in-person meetings, seconded by Mr. Biswurm; all voted in favor.

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Meeting adjourned – 8:18 PM  
Jessica Harmon

