

# **BOROUGH OF MIDLAND PARK - ZONING BOARD OF ADJUSTMENT MINUTES**

**March 10, 2021**

## **PLEASE TAKE NOTE:**

ON WEDNESDAY, MARCH 10, 2021, THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MIDLAND PARK HELD A REGULARLY SCHEDULED MEETING THROUGH TELECONFERENCE VIA GO-TO-MEETING. THE FORMAL MEETING BEGAN AT 7:30 P.M.

---

## **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	present	Mr. Mark Divak, Alt #1	present
		Mr. William Placier, Alt #2	present

T. Garlick, Esq., acting board attorney, and R. Wostbrock, board engineer, were present on behalf of the board.

Minutes of the 2-10-21 meeting were approved.

---

## **PUBLIC HEARINGS:**

Moyeno, Louis G. & Suarez, Evelyn – 95 College Rd. – BL 10.22 LT 4 – Notices are in order. Atty. Rosemarie Moyeno Matos representing applicant who is proposing to install a 6 ft fence where only a 4 ft fence is permitted. Atty Matos presents exhibit A1 – Property Survey with Demarcation of Proposed New Fence Lines (dated 8/20/20). Residence is at the end of the street and borders a public park area and parking lot and there is already a 6 ft fence at the rear installed by Borough on Borough property. Atty. Matos describes height and location of proposed fence as shown in Exhibit A1 and that the fence will not affect air quality/light/vision/safety for pedestrians or vehicular traffic. Atty. Matos also points out that the bushes along the neighbor side are at least 6 ft as shown in photo B of application. The Board members expressed concerns with the two sections on the neighbor's side, do not think a 6 ft fence is justified there. Exhibit A2 – Photo B in application. Atty. Matos explains the purpose would be to keep the fence consistent for aesthetic reasons. Board members agree the additional height on that side does not make sense. R. Wostbrock added that the ordinance allows for a 5 ft fence height in the two areas being discussed, from the rear corner of the dwelling to the rear property line. The Board confirms that is correct. Atty Matos mutes herself to speak to her client and comes back proposing an amended application. Mr. Moyeno is sworn in, affirms he is amending the fence height on his application from 6 ft to 5 ft for the gap along the rear left property line where there is no bushes and from the rear left corner of the dwelling to the neighbor's property line, with the rest of the application remaining the same. Meeting opened to the public for questions or comments, with none, meeting closed to the public. Motion by Mr. Braunius to approve the amended application, seconded by Mr. Formicola; all voted in favor.

---

## **COMMUNICATIONS:**

Kadire, Ray – 410 Smith Pl.- BL 9.01 LT 6 – return of unused escrow in the amount of \$13.93  
Motion by Mr. Braunius to approve the return of escrow, seconded by Mr. Meeks; all voted in favor.

---

Meeting adjourned: 8:41 pm

Jessica Harmon - Board Secretary