

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

**March 9, 2022**

PLEASE TAKE NOTE:

ON WEDNESDAY, MARCH 9, 2022, THE ZONING BOARD OF ADJUSTMENT OF THE BOROUGH OF MIDLAND PARK HELD A REGULARLY SCHEDULED MEETING IN THE MIDLAND PARK COUNCIL CHAMBERS, 280 GODWIN AVE., MIDLAND PARK, NJ. THE FORMAL 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	present	Mr. Nick Papapietro	present
Mr. David Zuidema	absent	Mr. Mark Braunius	excused
Mr. John Meeks	present	Mr. Mark Divak	present
Mr. Richard Formicola	excused	Mr. William Placier, Alt #1	present
		Mr. David Barlow, Alt #2	present

Attendance by Board Professionals: R. Landel, Esq., Attorney and R. Wostbrock, Engineer.

Minutes of the 2/9/22 meeting - approved

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### **PUBLIC HEARINGS:**

**Kakolewski, Michael & Darlene – 43 Colonial Rd – BL 25.10 LT 34.03** – Mr. Placier recused himself due to a conflict. Michael and Darlene Kakolewski, owners, sworn in; notices are in order. Applicant proposes to construct an in-ground pool in his backyard and is seeking a variance for improved lot coverage. Existing lot coverage is 49.7% and 51.2% is proposed, 45% is permitted. Mr. Kakolewski proposes to remove the fire pit area and a portion of the back patio to accommodate the pool, there are no other areas he can remove that will result in the coverage being compliant.

Mr. Kakolewski and the Board discussed the difficulty of the pre-existing garage requiring a longer driveway taking up much of the lot coverage. Board and applicant discussed fencing, pool safety requirements, and buffers. Per Mr. and Mrs. Kakolewski, the arborvitaes provide adequate screening. Applicant to add 1-2 more plantings to fill in those areas. Board questioned drainage system; applicant to relocate the four stormwater chambers in the rear yard to the front yard; any approval from the Board will be subject to the Building Department and the Borough Engineer approving the drainage improvements.

Meeting opened to the public for comments or questions, with none, meeting closed to the public.

Motion by Mr. Papapietro to approve the application for the 1.5% proposed increase in impervious coverage. Applicant to submit a plot plan even if the application is under the threshold for requiring one. Seconded by Mr. Barlow; all voted in favor except for Mr. Placier who recused.

**Iozzia/City View Residences – 245 & 251 Godwin Avenue – BL 20.09 LTs 5 & 7.01** – applicant has requested to carry for another 60 days. Motion by Mr. Papapietro to grant their request to carry for an additional 60 days but Atty Landel to advise them this will be the last extension, seconded by Mr. Barlow; all voted in favor except Mr. Divak who voted against granting the extension.

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### **RESOLUTIONS:**

**Parkwood Deli LLC – 342 Erie Ave – BL 8 LT 1** – Atty Landel reviewed revisions. Motion to approve amended resolution made by Mr. Divak, seconded by Mr. Papapietro, all voted in favor except for Mr. Meeks who abstained.

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Meeting Adjourned – 8:09 PM  
Jessica Harmon