

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

**February 12, 2020**

**PLEASE TAKE NOTE:**

ON WEDNESDAY, FEBRUARY 12, 2020, 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. Glen Biswurm-Chairperson	present	Mr. Nick Papapietro- Vice Chair	present
Mr. David Zuidema	absent	Mr. Harry Parker- Secretary	present
Mr. John Meeks	absent	Mr. Mark Braunius	present
Mr. Richard Formicola	present	Mr. Les Andersen, Alt #1	present
		Mr. Mark Divak, Alt #2	present

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

Minutes of the 1-8-20 meeting were approved.

Reorganization- Chairman Biswurm clarified for the record that the board alternates for 2020 will hold the following positions: Mr. Andersen, alternate #1 and Mr. Divak, alternate #2.

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**PUBLIC HEARINGS:**

Hallak, Jacques & Shanna – 101 Dairy St.- BL 10.05 LT 4- Shanna and Jacques Hallak, sworn in, Exhibit A-1 thru A-12, 12 photos taken by Ms. Hallak. Ms. Hallak stated that they live right next to the high school fields. When they installed a pool, they placed a 6 ft. fence at the rear of the property and a 6 ft. gate on the side of the property where their property borders the school fields. Exhibit A-13, survey w/ fence highlighted dated 9/23/2019. The Hallak's stated that the fence located outside their property line will be re-located to within their property lines. The purpose of the higher fence is for privacy where they abut the school property. Motion by Mr. Braunius to approve the height variance for 1 foot for the rear yard fence and a 2 feet for the gate at the side yard that faces the school field, on the condition that the fence is to be relocated to within their property lines, seconded by Mr. Formicola; Messrs. Biswurm, Formicola, Papapietro, Parker, Braunius, Andersen and Divak all voted in favor.

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**COMMUNICATIONS:**

Zoning Board- report of granted variances 2018-2019- Atty. Landel did not notice any patterns that would require any actions. Recent ordinance changes have covered any recommendations they may have considered. Motion by Mr. Braunius to direct the Board secretary to write letter to Mayor and Borough Council that the board has no recommendations at this time, seconded by Mr. Formicola; all voted in favor.

Madison Leasing LLC- 32 Central Ave- BL 47 LT 4- Board discussed the applicant's letter dated 1/15/20 re: resolution requirement for placement of equipment. The applicant is requesting that the requirement for a revised site plan be eliminated as they are not placing ground mounted equipment. They are proposing equipment that will be mounted on the side of the building. The board wants to see the proposed location of equipment prior to installation as it may affect the aesthetics of the building. The board determined that a plan must be provided for board approval prior to installation. Board secretary to respond to the applicant's letter with the boards requirements.

Bino Realty LLC / Peter's Fish Market- 190 Godwin Ave, BL 17 LT 10- Mr. Wostbrock reviewed status of site plan completion; completion items expected to begin in Spring.

Resolution for Board Attorney & Board Engineer- 2020, Mr. Braunius made a motion to approve the resolution for 2020 board attorney and engineer, seconded by Mr. Parker; all voted in favor.

Return of unused escrow- Motion by Mr. Braunius to recommend the return of the following unused escrows:

Dwyer, Vivian- 81 Park Ave- BL 42 LT 2- in the amount of \$40.23

Conzo, Susan- 142 Highland Ave.- BL 16 LT 5- in the amount of \$15.70

Junta, Kenneth- 203 Hill St- BL 11.04 LT 29- in the amount of \$39.76

Hafttek, Patrick & Evelyn- BL 30.02 LT 1.04- in the amount of \$39.76

Iron Physical Therapy- 648 Godwin Ave- BL 45 LT 7- in the amount of \$1,445.31

11 Paterson Ave LLC- 11 Paterson Ave- BL 19 LT 3.01- in the amount of \$436.11,  
seconded by Mr. Formicola; all voted in favor.

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Meeting adjourned: 7:55 pm

Janet Giardino - Board Secretary