

Board of Adjustment

Virtual Meeting

July 21, 2021

Meeting called to order at 7:03pm.

Statement of compliance read by Joel Kenderdine.

Roll Call

Present:

Dr. Harry Allen  
Herminio Estrella  
Roger Graubard  
Gary Lewis  
Daniel Battista  
Michelle Brown  
Chairman Joel Kenderdine

Absent:

Maria Paola Castro  
Basil D'Armiento

Also present were Board Attorney Brian Schwartz, and Planning Consultant, Paul Grygiel, and Engineering Consultant Dave Testa.

There are 7 voting members present. Roger Graubard was not at the June 2<sup>nd</sup> meeting but he watched the recording so he is eligible to vote.

Approval of Minutes:

July 7, 2021 minutes were approved as submitted with no additions or corrections.

Resolutions:

There are no resolutions to approve.

Old Business:

BA 21-001 29 Pearl Street. Applicant is proposing a 3-story building with a medical office on the first floor, 4 apartments on the 2<sup>nd</sup> floor, and 4 apartments on the 3<sup>rd</sup> floor.

John Sullivan from the Offices of Vastola and Sullivan is representing the applicant, Dr. Omobola Oji.

The witnesses are: Dr. Oji, Architect Robert Blakeman, Engineer Edward Dec, and Professional Planner Michael Pessolano.

Architect Robert Blakeman was sworn in at the June 2, 2021 meeting. He presented revised architectural plans that included shifting the building over 6 inches from the east property line. Green space was increased substantially to include plantings along the west side of the building, the north side of the building, and the south side of the building. There will be an enclosed area on the north side of the building for trash and recycling. On the 1<sup>st</sup> floor of the building itself, a lounge area with washers

and dryers was created for the residents by decreasing the pediatric waiting room space. There is an area for seating in the front of the building on the east side with a table and chairs that will be fixed to the ground. The studio apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors will also have sliding glass doors that lead to a balcony on the north side. This will provide natural light to those apartments. There were no changes to the roof in the plans. He also showed all of the areas where there will be lighting on the building as well as in the parking lot.

Engineer Edward Dec was sworn in at the June 2, 2021 meeting. He presented a revised site plan to the Board that was not submitted for review prior to the meeting. Plans are required to be submitted to the Board 10 days prior to the meeting. Attorney Brian Schwartz asked Borough Engineer Dave Testa how he wanted to proceed having not had a chance to review the plans. Mr. Testa stated he would like to hear the changes to the plans first, then they could discuss further review.

Mr. Dec showed the revised plans which included a 6 ft fence on the east side of the parking lot, the north side of the building, and a portion of the west side of the property. The trash enclosure will be in the rear of the building. Mr. Dec contacted 2 private trash haulers who indicated that 4 60-gallon bins or 8 30-gallon bins will accommodate the use of the building with twice a week pickup. The trash hauler would do the pickup with a pickup type vehicle and they would go to the trash enclosure to pick up the garbage. He showed the signage that will be used in the parking lot. He also showed an updated Drainage and Grading Plan with the changes in the detention system. He also showed site lighting and landscaping drawings with the changes.

Mr. Testa would like an opportunity to review the plans further. This review will be a condition of approval and if there are any changes requested by Mr. Testa they will have to be complied with.

Professional Planner Michael Pessolano was sworn in at the June 2, 2021 meeting. He did not have any changes in his assessment of the application. He reiterated that he believes the application is a good fit for the town. The site has not had a principal structure on it in 60 years. He sees no significant detriment to the public if this application is approved.

Mr. Sullivan presented his summary of the application. He reiterated the benefits of the application and that the applicant has complied with all of the requests of the Board in the revised plans. There are no significant detriments to this application.

Dr. Harry Allen expressed his views on the application as being positive for the town. He also asked Dr Oji to explain if she had any dealings with Faith Family Health, another local doctor in the area. Dr. Oji explained she knew of the doctor at that practice on a professional level. She also explained how she has outgrown her current medical space. She has had to rent offices in other parts of town to accommodate her patients and this new building will benefit her practice greatly. One of the additional spaces she rented for her pediatric practice was located on a second floor and could not accommodate presented a hardship for parents with strollers. She also stated she will rent 4 parking spaces in the municipal lot close to her building to accommodate the parking shortage.

Mr. Estrella also viewed the application as a positive for the town.

Mr. Battista explained that his son has an office right across the street from Dr. Oji and he was able to witness the need for the bigger space for Dr. Oji's medical practice firsthand. He also agrees this would be a benefit to the town.

No public comments.

The public meeting is closed.

Mr. Schwartz outlined the conditions that will need to be complied with if the application is approved.

Mr. Estrella made a motion to approved the application with the conditions mentioned. Seconded by Mr. Battista.

Dr. Allen - yes

Mr. Estrella – yes

Mr. Graubard – yes

Mr. Lewis – yes

Mr. Battista – yes

Ms. Brown – yes

Chairman Kenderdine – yes

Motion has been approved.

Motion to adjourn made by Mr. Estrella. Seconded by Mr. Graubard.

All in favor.

Meeting adjourned.