

REGULAR MEETING of the Moonachie Planning Board called to order, Joyce Molinari in the chair, at Kathryn E. Flynn Civic Center on Thursday, August 16th, 2018 at 7:15P.M. J. Molinari called for Pledge of Allegiance to the Flag.

ROLL CALL: Mayor Vaccaro, C/ Surak- not present, J. Molinari, N. Derevyanik- present, J. Campbell- present, M. Meehan-not present, V. Drozd-present, M. Lyons, J. Telesmanic- not present
Alternates – A. Arroyo-present, R. Petrella, C. Pallas – not present
Attorney- Novello- present Engineer- E. Sachs- present

Secretary stated that notice of the meeting was announced in accordance with the Open Public Meeting Act.

Chairperson stated “This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time.”

Motion by N. Derevyanik and second by V. Drozd to approve the minutes of Regular Meeting of July 19th, 2018.

ROLL CALL: Molinari, Derevyanik, Campbell, Drozd, Arroyo.
All ayes. So ordered.

COMMUNICATIONS:

None

REPORTS:

None

NEW BUSINESS:

Docket No. 18- V1 and Application #18- SP1

Variance and Site Plan applications of Parvinder & Sukhwinder Ghotra, 24 Bruno Street, Block 11, Lot 5

Sukhwinder Ghotra- spoke about living in Moonachie across the street from this property. He mentioned that the architect cannot be here due to personal reason and the home will be one family for personal use. Spoke about current conditions of the home and property, it is corner lot with a detached 1 car garage. Mentioned about existing fencing. He spoke about the proposed home will be a two story home with a wraparound porch and rear deck. He mentioned that there will be a new crawlspace to make the 1st floor of the home above the flood elevation. Spoke about the layout of the rooms on the home, the first floor will have foyer, dining room, living room, kitchen, laundry room, bedroom & bathroom and the second floor will have two children’s bedroom, a common bathroom, master bedroom and bathroom.

E. Sachs- asked about the total number of bedrooms.

Mr. Ghotra- mentioned that there will be four bedrooms, one on the first floor and three on the second floor.

Attorney Novello- reviewed Boswell’s letter and the application regarding the number of bedrooms in the home. He mentioned that there was nothing on the application about the number of bedrooms.

Mr. Sachs- mentioned that the drawings have four bedrooms, one down stair and three up stair.

Attorney Novello- mentioned that the numbers of bedrooms do not change anything because this application is for lot coverage and setbacks, not for use variance.

Mr. Ghotra- mentioned that there are four variances for his application, the front yard facing Broad Street, the setback is 11ft. where 25 ft. is required, on Bruno Street the setback is 6.73 ft. and lot coverage is 36.4% when 30% is required. He mentioned that the last variance is a side yard variance of 4.8 ft. for the garage and it is an existing non-confirming structure. Mentioned that the placement of the porch is consistent with other homes on the street and the entrance will be on Broad Street. Also, he mentioned that the size of the home will be 5000 sq. ft. and the height will be 27 ft., and that the parking requirement is met for two cars & existing garage is for one car. Mentioned that the property is a corner lot which is a hardship, and that the setbacks from the front are consistent with the neighborhood.

Parvinder Ghotra- mentioned that Mr. Quirk, architect was not able to make the meeting and he thanked the Board.

J. Molinari- mentioned that Mr. Sachs had concerns.

Mr. Sachs- mentioned that the professional is not present, he did speak to the architect, and made the second review letter in July 13th.

Attorney Novello- mentioned that it is up to the applicant to decide if they are finished with the application, they are not calling any more witnesses, can ask to move forward and the Board can act or they can ask the Board to carry the application to the next meeting, so the Board can ask questions to their professional.

Mr. Ghotra- mentioned that he would like to carry over the application to the next meeting.

Mr. Sachs- asked Mr. Sukhwinder Ghotra to go over the variances. He confirmed with Mr. Ghotra that there are two front yards, the building coverage.

Mr. Ghotra -mentioned that the existing garage is non-confirming.

J. Molinari -asked for clarification of the height of the home.

Mr. Ghotra- mentioned that the height is 27'.

Motion by J. Molinari and second by V. Drozd to carry over the application to the next meeting.
(Re-advertisement not needed)

ROLL CALL: Molinari, Derevyanik, Campbell, Drozd, Arroyo.

All ayes. So ordered.

PUBLIC HEARING (Docket#18-V1and Application No. 18-SP1):

Antonio Cirillo, 12 Bruno Street- spoke about knowing the applicant as a neighbor. He asked the Board to make the right decision.

Motion by J. Molinari and second by N. Derevyanik to close public hearing.

ROLL CALL: Molinari, Derevyanik, Campbell, Drozd, Arroyo.

All ayes. So ordered.

Mr. P. Ghotra- asked the Board has any questions for his architect.

Mr. Sachs mentioned that his architect can call his office.

Motion by J. Campbell and second by V. Drozd to adjourn meeting at 7:35 P.M.

ROLL CALL: Molinari, Derevyanik, Campbell, Drozd, Arroyo.

All ayes. So ordered.

ATTEST:

Supriya Sanyal
Secretary