

MINUTES

April 26, 2018

Present for the April meeting was THOMAS LOPARDO, CHAIRPERSON, ANTHONY PILOZZI, VICE-CHAIRPERSON, JOSEPH ANZELONE, SECRETARY, RICHARD B. FASCIA, DENNIS Cardillo, ALBERT COLANNINO, ALTERNATE BOARD MEMBER, RICHARD LOBELLO

JOSEPH BALLIRANO, ESQUIRE, ASSISTANT TOWN SOLICITOR FOR THE TOWN OF JOHNSTON, ZONING BOARD OF REVIEW, BERNARD J. NASCENZI, C.B.O., DEPUTY DIRECTOR OF D.P.W., DEB PAVONE, RECORDING SECRETARY

Minutes- Anthony Pilozzi - Correction to the March Zoning Board minutes that Atwells- Cairo vote from the chair was missed. This does not change the result. Seconded by Joseph Anzelone. All in Favor. Anthony Pilozzi made a motion to approve the minutes. Seconded by Joseph Anzelone. WHEREUPON A VOICE VOTE WAS TAEKN; ALL IN FAVOR.

A. File 2017-57

Location: 985 Plainfield Street

Owner/Applicant: Abacus Real Estate LLC

Lot: AP 1— Lot 96; B-2 Zone, 8,160 Sq. Ft.

Existing Use: Commercial Office Buildings

Proposal: Detached Rear Trailer to be used for Additional Offices.

Accessory

Structures Petitioned under 340-(14), Subsection C, Misc Uses.

Accessory Structure

Continued

B. File 2018-8

Location: 63 Borden Ave

Owner/Applicant: Linda Monello

Lot: AP 15— Lot 311; R-15 Zone, 9.528 Sq. Ft.

Existing Use: Vacant

Proposal: Single Family Dwelling

**Dimensional Petitioned under 340 Article III Table of Dimensional
Variances
Variance**

DIMENSION	REQUIRED	PROPOSED	RELIEF	REQUESTED
SETBACKS: LOT SIZE	15000		9528	5472
LEFT SIDE	20	14	6	
RIGHT SIDE	20	12	8	

Continued

C. File 2018-11

Location: 41 Steere Drive

Owner/Applicant: Stephanie Breckel

Lot: AP 62— Lot 90; R-40 Zone, 15,996 Sq. Ft.

Existing Use: Single Family Dwelling

Proposal: One Story Addition 17x20

**Dimensional Petitioned under Section 340 Article III Table of
Dimensional Variances
Variance**

DIMENSION	REQUIRED	PROPOSED	RELIEF	REQUESTED
SETBACKS: LOT SIZE	40,000	1	15,996	24,004
FRONTAGE	140	100	40	

WIDTH	140 1	100 40
FRONT YARD	40	25.2 14.8
LEFT SIDE	35	20.9 14.1

Anthony Pilozzi made a motion to approve the relief asked for is the least relief necessary. The hardship is they need extra room and the only stipulation they're going to put the numbers on there so the house can be identified. You never know. Could be a 911 situation where you've got dial 9, 1, 1 and nobody knows where to come so that's my motion. Seconded by Richard Fascia. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

D. File 2018-12

Location: 24 Old Simmonsville Avenue

Owner/Applicant: Robert Rocchio/Division One Landscaping

Lot: AP 25— Lot 54 & 67; R-20 Zone, 9,528 Sq. Ft.

Existing Use: Commercial Landscape Nursery & Greenhouses

Proposal: Parking & Storage of Landscaping

Special Use

Permit Petitioned under Special Use Permit Article XII 340-75

Anthony Pilozzi made a motion motion to approve. My findings of fact show that back in September 1st of is the 93, this was approved back then so now we have the business there that's not the issue the issue is the parking. He's doing a lot of work on the property it's creating noise, dust, whatever. He's going to correct it. He has to correct it. So it's good that you're here tonight we got a lot done tonight he knows what the problems are. If you remember the beginning of the hearing, not evening the attorney new what your complaints were. Not now not only does the attorney know, dad knows, nick knows, attorney knows, Mr. Nascenzi knows so I think we got a lot done here. I'm going to approve because of the overwhelming evidence, this was already been approved since 1993. It's an established business. We don't want to take anybody out of business, but the young man and of course Bob, they're going realize that there's going to be some changes. That slight going to be dealt with, the tree is going to be dealt with, visual it's going to be a little better, the early noise he's going definitely conform to the normal operating business hours in that area. Now, once it's approved he now knows what he's got to do, he promised what he's going to do, hopefully it's happily ever after. Seconded by Joseph Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

I. Adjournment of the Business of April meeting of Johnston Zoning Board of Review

Adjournment motion made by AL Colannino. Seconded by Richard Fascia. All In Favor. (7:47PM)

Per order of the Zoning Board of Review

Thomas Lopardo, Chairman