

MINUTES

June 28, 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, ED CIVITO BUILDING OFFICIAL., DEB PAVONE, RECORDING SECRETARY

Minutes- CONTINUED

A. File 2018-16

Location: 109 Pine Hill Avenue

Owner/Applicant: Michael Hammerle

Lot: AP 49— Lot 200; R40 Zone, 41,795 Sq. Ft.

Existing Use: Single Family Dwelling

Proposal: Addition 20x42

**Variance Petitioned under Zoning 340 Table of Dimensional
Variances**

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: LEFT SIDE 35 1 23.3 11.7

RIGHT SIDE 35 32 3

Continued

I. New Business

B. File 2018-17

Location: Bishop Hill Rd

Owner/Applicant: National Private Lender LLC

Lot: AP 43/3— Lot 98; R-40 Zone, 49,675 Sq. Ft.

Existing Use: Vacant

Proposal: Single Family Dwelling

Dimensional Petitioned under Section 340 Article III Table of

Dimensional Variances

Variance

DIMENSION REQUIRED PROPOSED RELIEF REQUESTED

SETBACKS: FRONTAGE 50 1 40 10

REAR YARD 50 10 40

Anthony Pilozzi-Motion to approve the relief requested is the least relief necessary. The relief in the front and the relief in the rear yard. There's plenty of room left for emergency vehicles. The lot frontage is almost 60 feet which in R. on you need the hundred 40 but 60 feet is quite adequate for emergency vehicles and I'll base my findings of fact on it's the least relief necessary that they're requesting. Seconded by Joseph Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

C. File 2018-18

Location: 8 Industrial Lane

Owner/Applicant: V&M Holding Co./Christian Pollano

Lot: AP 53— Lot 266; I Zone, 1.6 Acres

Existing Use: Vacant

Proposal: Firearms Store/Manufacturing/Sales-Hours by Appointment Only

Special Use Zoning Classification determined by Zoning Board Permit

Anthony Pilozzi made a motion to approve at this point in time

facilities like this are needed. We have some I believe one that closed up way uproot 6th former police officer passed away. We had approved another one and there was a problem I believe with the restaurant next-door because they were going to be selling ammunition and such, it was going to be a full-fledged gun shop. What they're proposing here is repairs and refurbishing, appointment only, no retail sales I see no reason why it shouldn't go in. It's zoned industrial. I'm going base reply findings of fact that it fits into all the other businesses that are there on industrial lane. Seconded by Joe Anzelone. WHEREUPON A VOICE VOTE WAS TAKEN; ALL IN FAVOR.

D. File 2018-19

Location: Mill Street

Owner/Applicant: Mill Street Realty/AAA Mobile Warehouse Comp

Lot: AP 4— Lot 296; I Zone, 5 Acres

Existing Use: Vacant Land

Proposal: Storage of Mobile Containers

Special Use

Permit Classification to be determined by Zoning Board

Anthony Pilozzi made a motion to approve at this point in time facilities like this are needed. We have some I believe one that closed up way uproot 6th former police officer passed away. We had approved another one and there was a problem I believe with the restaurant next-door because they were going to be selling ammunition and such, it was going to be a full-fledged gun shop. What they're proposing here is repairs and refurbishing, appointment only, no retail sales I see no reason why it shouldn't go in. It's zoned industrial. I'm going base reply findings of fact that it fits into all the other businesses that are there on industrial lane.

E. File 2018-20

Location: 1974 Atwood Avenue

Owner/Applicant: Gateway Healthcare/Imagination Station

Lot: AP 48— Lot 426/444; R-20 Zone, 67,411 Sq. Ft.

Existing Use: Group Home/ Treatment Center

Proposal: Children's Daycare

Use Variance

& Special Use Permit Petitioned under 340-8 Subsection (4) and 340-75

continued

F. File 2018-21

Location: 146 Putnam Avenue

Owner/Applicant: Domenic Penta/A Second Chance Auto Sales

Lot: AP 49/1— Lot 3; B-1 Zone, 19,418 Sq. Ft.

Existing Use: Vacant

Proposal: Used Car Dealership

Use Variance Article III 340-13 Table of Use Regulations Subsection

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continued

G. File 2018-23

Location: 72 Putnam Ave

Owner/Applicant: Lou Micheli/Luigi Properties

Lot: AP 38— Lot 129; B-2, R-15 Zone, 26,833 Sq. Ft.

Existing Use: Former Gas Station

Proposal: Automotive Accessories Store

Dimensional Variance Petitioned under Article III Section F

Sign Variance Petitioned under 340-43 I & 340-43 E)

Special Use Permit Petitioned under 340-7C extending use 30' into a differently zoned adjacent owed parcel.

DIMENSION	REQUIRED	PROPOSED	RELIEF	REQUESTED
SETBACKS: FRONT YARD	40	1	11.5	28.5
REAR YARD	40		11.5	28.5
LEFT SIDE	40		11.5	28.5
MIN DISTANCE FROM R-ZONE	50		11.5	38.5

Continued

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

Adjournment motion made by Richard Fascia. Seconded by Joseph Anzelone. All in Favor. (10:37 PM)

Per order of the Zoning Board of Review

Thomas Lopardo, Chairman