

Borough of Kinnelon

Board of Adjustment

December 6, 2022

The regular monthly meeting of the Kinnelon Board of Adjustment was called to order by Chairman John Carpenter at 8:00p.m., Tuesday, December 6, 2022 in the Municipal Building.

It was posted that adequate notice of this meeting had been given in accordance with the Sunshine Law by posting a notice on the municipal bulletin board, by publication of a legal notice in the Suburban Trends on February 2022 and by sending the meeting date to the Daily Record and Herald News on February 2022.

Present and answering roll call were Mr. Carpenter, Mr. Bender, Mr. Lockwood, Mrs. Maletsky, Mrs. Herrington, Mrs. Canale and Mrs. Minett. Mr. Ott was absent from this meeting.

Mr. Carpenter asked if everyone would please rise for the Pledge of Allegiance.

Application # 1542 3 Oakwood Trail, Mardin Dlugolecki. The applicant is requesting variances to demolish the existing house and construct a new one-story dwelling, two-car garage, utility room, decks, patios, AC pad and generator. This application is carried from the November 1, 2022 meeting.

A motion to deem this application complete was offered by Mrs. Maletsky, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

Mr. Carpenter read the Engineer report into the record.

Mr. Bacchetta swore in Steven Baldisserotto (Engineer) and Tomas Bona (Architect).

Attorney Mr. John Barbarula entered two Exhibits into the record.

Exhibit A-1 Drainage Improvement Plan

Exhibit A-2 Standby Generator Sketch

A motion to approve this application subject to Mr. Booradys letter dated September 23, 2022, privacy around the generator and AC, reduce the patio and no lighting will spill into the adjacent properties. The motion was made by Mrs. Maletsky, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

Application #1543 41 Cabot Lane, Robert Manetta. The applicant is requesting variances to expand the dwelling, second story proposed with an attic/loft, decks and patios. This application is carried from the November 1, 2022 Meeting.

A motion to deem this application complete was offered by Mrs. Maletsky, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

Mr. Carpenter read the Engineer report into the record.

Mr. Bacchetta swore in Mr. Robert Manetta and Mr. Paul Tiajolloff.

A motion to approve this application subject to Mr. Booradys Engineer report dated October 5, 2022 and all exterior lighting shall face downward was offered by Mrs. Maletsky, second by Mr. Bender with the affirmative “yes” vote of all on roll call.

Application # 1549 4 Eric Drive, Robert Phillips. The applicant is seeking a side yard variance to install a generator.

A motion to deem this application complete was offered by Mrs. Maletsky, second by Mrs. Herrington with the affirmative “yes” vote of all on roll call.

Mr. Bacchetta swore in Robert Phillips.

A motion to approve this application was offered by Mr. Bender, second by Mrs. Maletsky with the affirmative “yes” vote of all on roll call.

A motion to approve resolution #1546 104 Boonton Ave was offered by Mrs. Maletsky, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call. Mrs. Minett abstained.

A motion to adjourn was offered by Mrs. Maletsky, second by Mr. Lockwood with the affirmative “yes” vote of all on roll call.

Submitted by:

Jennifer Highers
Board of Adjustment

Cc: All Board Members
Board Attorney