

**LODI ZONING BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING – MAY 22, 2014**

The regular meeting of the Lodi Zoning Board was called to order by Chairman Frank Gaciofano at 7:30 pm. The open public meeting was read and the flag salute held.

Members Present: Mr. Avola
Mr. Bene
Mr. Bua (alternate 1)
Mr. Biegel (alternate 2)
Mr. Schrieks
Mr. Staine
Mr. Inserra

Also Present: Zoning Board Attorney - Marcel Wurms
Lodi Planner – Gary Paparozzi
Borough Engineer – Tom Solfaro
Lodi Zoning Board Secretary – Elaine De Nobile

Member Excused: Mr. Gilson

A motion was made by Inserra, 2nd by Staine to accept the minutes of the April 24, 2014 meeting. All members present voted yes.

A letter to the Board members from Keith Bruining, Chief of the Lodi Fire Department was given to the Board members in regard to the application for 400 Harrison Ave. Letter is on file in building department. Some Board members still are requesting the presence of a fire chief to come to the meeting to answer questions from the members. A letter will be sent to the Fire Chief.

Mr. Charles Sarlo, Esq. representing the Applicant Mr. Matthew Petruzella, owner, Tredici Enterprise LLC, 400 Harrison Ave. Lodi, NJ was present to answer questions from members of the Board. Mr. Staine was concerned about the location of recyclable containers as well as landscaping; also the subject of off street parking and disposal of snow was discussed. Mr. Petruzella the owner of the property was present to answer question from the Board regarding these concerns.

The first one to speak was Mr. George Stankiewicz, PE and the property owner of 355 and 367 Farnham Ave. Mr. Stankiewicz who is a licensed PE was sworn in to testify as a professional and also ask questions as a homeowner. Mr. Stankiewicz presented to the board letters he had written to them on December 5, 2013 and January 23, 2014 regarding the subject application (letters on file). Mr. Stankiewicz's primary concern was the erosion of soil and the potential collapse to the existing slope.

During Mr. Staniewicz's questioning of the Board, Mr. Frank P. Luciano Esq. representing the applicant Mr. Pagano 67 Prospect St. entered the Council Chambers. Mr. Marcel asked the Board Members for a brief interruption of Mr. Stankiewicz's questioning so that Mr. Luciano, on

behalf of his client Mr. Pagano, have the application postponed until June 26, 2014 meeting. There was no one to object and all members present agreed to hearing the case at the June 26, 2014 meeting. A brief recess followed. Roll call all members present and Mr. Stankiewicz continued with his questioning. Mr. Solfaro the Borough Engineer for Lodi was able to answer some of the questions for the resident. Mr. Sarlo, ESQ asked the members of the board if this application could be continued to the July 24, 2014 meeting so that the Engineer for this project could be present to answer questions from the audience. All members were in favor and the public in attendance was notified of the July date. There were two people in the audience in favor of this application,

After the regular meeting a discussion followed concerning the roll call order of Board Members. A motion was made by Bua seconded by Avola and voted yes by all members present. New order to be:

Mr. Bene
Mr. Schrieks
Mr. Gilson
Mr. Staine
Mr. Avola
Mr. Inserra
Mr. Gaciofano

Alternates: Mr. Bua, Mr. Biegel vote in the place of the member they are sitting in for, as designated by the Chairman.

Meeting adjourned at 10:45 pm.

Elaine De Nobile
Zoning Board Secretary