

RESOLUTION:

1. **Faith Therapy Consulting, LLC d/b/a FTC Kids** – 163 Main Street, Block 168, Lot 64. B-1 Zone. Designated outdoor play area.

Ms. Cataldo motioned, seconded by Mr. Corage to approve the Resolution as presented.

Poll of the Board: Ayes: Barry, Corage, L. Damiano, Cataldo, Pocius, Mayor Damiano and Chairman Kilpatrick

Nays: None

The Chairman declared the Resolution APPROVED.

2. **Ascend New Jersey, LLC/Mister Jones, LLC** - 655 Route 46 East, Block 186, Lots 8.04 and 21.04. B-2 Zone. Class 5 Adult Cannabis dispensary.

Ms. Cataldo motioned, seconded by Mr. Corage to approve the Resolution as presented.

Poll of the Board: Ayes: Barry, Corage, L. Damiano, Cataldo, Pocius and Chairman Kilpatrick

Nays: Dr. Abdi

The Chairman declared the Resolution APPROVED.

APPLICATIONS:

1. **Arkadiusz Such** – 34 Veranda Avenue, Block 20, Lot 21, R-1C Zone. Alteration and addition to single family home. Bulk variances.

The applicant was not represented by legal counsel. Mr. Such came before the Board to state that he bought the house about 3 years ago and is proposing to expand the home to construct a two and one-half story, four-bedroom home. He stated that the existing home contained a basement, but the new construction will not provide for basement. He said that they are proposing to construct an above-ground pool will be adjacent to the covered deck, which deck is attached to the home. He further stated that they are proposing to relocate the front entrance and sidewalk along with the two-car garage and a portion of the existing driveway will be removed.

Mr. Kobylarz, Board Engineer, stated that upon his review of the property and this application, the Applicant will need the following variances:

1. Front yard setback – 20 feet is required, and 16.1 ft. is existing and proposed;
2. Accessory structure setback for pool from the building where 15 ft. is required, and 0 ft. is proposed.

The applicant stated that he has reviewed the Board's Engineer report and agrees to comply with all conditions set forth therein.

This portion of the meeting was opened to the public. No one coming forward, the meeting was closed to the public.

Mr. Barry motioned, seconded by Mr. Corage to approve the application as presented to the Board, finding that the Applicant has satisfied the negative criteria without detriment to the public, and that the approval of this application with the proposed improvements will modernize the dwelling to its full development potential.

Poll of the Board: Ayes: Barry, Corage, L. Damiano, Cataldo, Seber, Pocius, Mayor Damiano, Councilman Sgobba and Chairman Kilpatrick

Nays: None

The Chairman declared the application APPROVED.

At this time, Mayor Damiano and Councilman Sgobba were recused from the rest of the meeting.

2. **JSL Properties, LLC** – (3 University Plaza, Ste. 207, Hackensack, NJ). Premises: 117 Main Street and 1 Center Avenue, Block 93, Lots 1, 3 & 14. TV-CBD Zone. Use variance, bulk variances and preliminary and final site plan to construct a new 3 story mixed use building.

John J. Veteri, Jr., Esq., attorney for the applicant, came forward to request that this application be carried to the next regular meeting of the Board. The Board has stated that upon their review, they would like to see the amount of variances in this application consolidated. The Chairman granted the request of Attorney Veteri and stated that this application will be carried with no further notice required.

Old Business: None

New Business: None

Approval of the Bills: presented to the Township

Adjournment: 7:20 PM