

TOWN OF EAST WINDSOR ZONING BOARD OF APPEALS

REGULAR MEETING

**Monday, December 6, 2021
7:00 p.m.**

Meeting available via remote ZOOM Teleconference
Meeting ID: 714 897 1799

SCHEDULE OF MOTIONS

Zoning Board of Appeals

Jose Giner, Chairman
Nolan Davis, Vice Chairman
Mystica Davis
Dan Noble
Steve Smith
Kurt Kebschuell

ATTENDANCE: Zoning Enforcement Officer Ruthanne Calabrese hosted the remote meeting. Chairman Jose Giner, Vice Chairman Nolan Davis, Commissioner Mystica Davis, Commissioner Steve Smith, and Alternate Commissioner Kurt Kebschuell were present at the Call to Order...

ABSENT: Commissioner Dan Noble.

GUESTS/SPEAKERS signing in to teleconference remotely: All Zoning Board of Appeal Members noted above; Attorney Joseph Flynn, representing Mark O'Neill d/b/a Hamlet Homes, LLC; Mark O'Neill; Rick and Laurie Zitkus, and Recording Secretary Peg Hoffman

I. TIME AND PLACE OF MEETING:

Chairman Giner called the December 6, 2021 Regular Meeting of the East Windsor Zoning Board of Appeals to Order at 7:06 p.m. via remote access..

II. ESTABLISH QUORUM:

Chairman Giner noted the Board has established a quorum with four Regular Members and one Alternate Member present remotely at the Call to Order. Chairman Giner noted Alternate Member Kebschull will participate as a voting member this evening.

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III. PLEDGE OF ALLEGIANCE:

Chairman Giner led the Board in the Pledge of Allegiance.

IV. New Hearings CONTINUED HEARING: ZBA #2021-04: Application of Hamlet Homes, Mark O'Neill, for variance request of 45.8 feet where 50 feet is required per section 401 of East Windsor Zoning Regulations: 18 Jessie Lane. (Map 050 Block 82 Lot 002-12) Zone R-3

MOTION: To CLOSE THE PUBLIC HEARING on ZBA #2021-04: Application of Hamlet Homes, Mark O'Neill, for variance request of 45.8 feet where 50 feet is required per section 401 of East Windsor Zoning Regulations: 18 Jessie Lane. (Map 050 Block 82 Lot 002-12) Zone R-3.

Nolan Davis moved/Mystica Davis seconded/DISCUSSION: None

VOTE by a show of hands:

**In Favor: Nolan Davis/Mystica Davis/Steve Smith/Jose Giner/Kurt Kebschull
(No one opposed/No abstentions)**

MOTION: To APPROVE the request for a variance as presented and for the reasons stated on the record for ZBA #2021-04: Application of Hamlet Homes, Mark O'Neill, for variance request of 45.8 feet where 50 feet is required per section 401 of East Windsor Zoning Regulations: 18 Jessie Lane. (Map 050 Block 82 Lot 002-12) Zone R-3.

Smith moved/Nolan Davis seconded/DISCUSSION: Chairman Giner suggested the variance seems to be minimal. The house is there; he questioned if they could have been seen with a foundation As-Built. Given the information presented it doesn't seem that it will impact anything.

VOTE by a show of hands:

**In Favor: Nolan Davis/Mystica Davis/Steve Smith/Jose Giner/Kurt Kebschull
(No one opposed/No abstentions)**

Chairman Giner left the meeting at 7:34 p.m.; Vice Chairman Nolan Davis took over the chair of the meeting.

V. OTHER BUSINESS:

1) Election of Officers:

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MOTION: To NOMINATE Jose Giner as Chairman, Nolan Davis as Vice Chairman and Steve Smith as Secretary of the Zoning Board of Appeals.

Mystica Davis moved/Kebschull seconded/DISCUSSION: None

VOTE by a show of hands:

In Favor: Nolan Davis/Mystica Davis/Steve Smith/Kurt Kebschull
(No one opposed/No abstentions)

2) 2022 Meeting Date:

MOTION: To ACCEPT the 2022 Meeting dates for the ZBA Meetings

Kebschull moved/Smith seconded/DISCUSSION: None.

VOTE by a show of hands:

In Favor: Nolan Davis/Mystica Davis/Steve Smith/Kurt Kebschull
(No one opposed/No abstentions)

VII. APPROVAL OF MINUTES:

A. November 8, 2021:

MOTION: To APPROVE the Minutes of the Zoning Board of Appeals dated November 8, 2021 as presented.

Smith moved/Kebschull seconded/DISCUSSION: None.

VOTE by a show of hands:

In Favor: Nolan Davis/Mystica Davis/Steve Smith/Kurt Kebschull
(No one opposed/No abstentions)

VIII. ADJOURN:

MOTION: To ADJOURN the meeting at 7:41 p.m.

Kebschull moved/Smith seconded/DISCUSSION: None.

VOTE by a show of hands:

In Favor: Nolan Davis/Mystica Davis/Steve Smith/Kurt Kebschull
(No one opposed/No abstentions)

Respectfully submitted

Peg Hoffman, Substitute Recording Secretary, East Windsor Zoning Board of Appeals