

**ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
MINUTES  
May 16, 2022**

**CALL TO  
ORDER**

The Regular meeting shall be called to order at 7:05 p.m.  
1 City Hall Plaza  
Rahway, NJ 07065

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**FLAG SALUTE**

The Board will then salute the flag.

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**ROLL CALL**

On a call of the roll, the following Board Members and Officials should be present:

**BOARD**

Ms. Joann Gemenden, Commissioner  
Mr. Brandon Givens, Commissioner  
Ms. Jelsie Basso, Commissioner  
Mr. Adrian Zapotocky, Commissioner  
Mr. James Heim, Commissioner  
Ms. Robert Parson, 1<sup>st</sup> Alternate Commissioner  
Mr. Richard Zdan, 2<sup>nd</sup> Alternate Commissioner  
Mr. William Tomkiewicz, 3<sup>rd</sup> Alternate Commissioner  
Mr. Roy, L. Smith, 4th Alternate Commissioner  
Mr. James E. Pellettiere, Commissioner Vice Chairman  
Mr. William Hering, Commissioner Chairman  
Mr. Malcolm Thorpe, Esq, Board Attorney  
Mr. Kevin Boyer , Board Engineer  
Mr. Kevin O'Brien, Board Planner  
Mr. Steven Decker, Acting Board Secretary

Absent from this meeting were Commissioners Basso, Zapatocky, Heim, Parson, and Tomkiewicz which were excused absences

**REGULAR MEETING:**

The meeting was called to order 7:05pm.

Chairman Hering opened the meeting with the salute to the flag, placing the Open Public Meeting Act notice and reading of the agenda into the record.

The following action took place.

The board professionals, Engineer Kevin Boyer and Planner Kevin O'Brien were sworn in.

Chairman Hering made an announcement that application #15/21 for Block 151 Lot 4 at 259 Elm St. will not be heard. Board attorney Malcolm Thorpe announced this application will be moved to the June 20<sup>th</sup> meeting. The applicant will not have to re-notice for the June 20<sup>th</sup> meeting.

### **Hearings**

1204 New Brunswick Trust

1204 New Brunswick Ave.

Application #6/22

Block 309 Lot 21

Applicant is requesting a Minor Subdivision with Use "D" Variance and Bulk "C" Variance

Due to only having six board members present, the applicant asked to not be heard and have the application carried to the June 20<sup>th</sup>, 2022 meeting. The board members agreed to accept the applicants request for an extension. They applicant will not need to re-notice.

### **Memorialization of Resolutions**

Manhattan Elite Property Group

Iva Street (Vacant Lot)

Application #14/21

Block 284 Lot 19

Applicant is requesting a Bulk "C" Variance

This resolution was moved to the next meeting June 20<sup>th</sup>. The plans need to be approved by the board professionals and board before this resolution can be memorialized.

**MINUTES:** Any necessary changes to the Zoning Board of Adjustment meeting minutes of April 18, 2022 shall be made and approved by action of the Commissioners

**Motion: Commissioner Gemenden                      Second: Commissioner Zdan**

**Yes: Commissioners Gemenden, Zdan, Smith and Hering**

**No: none**

**Abstain: Commissioners Pellettiere and Givens**

**Absent: Commissioners Basso, Zapatocky, Heim, Parson, and Tomkiewicz**

**Minutes were approved**

A motion was made to adjourn the meeting.

**Motion: Commissioner Zdan                      Second: Commissioner Givens**

**Yes: Commissioners Givens, Gemenden, Zdan, Smith, Pellettiere and Hering**

**No: none**

**Abstain: none**

**Absent: Commissioners Basso, Zapatocky, Heim, Parson, Tomkiewicz**

**ADJOURN:** There being no further business; the meeting was adjourned at 7:15pm.