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AGENDA
ZONING BOARD OF ADJUSTMENT
March 5, 2024

Chairman Bilal calls this regular meeting of the Zoning Board of Adjustment of the Township of Irvington to order at PM via Zoom. Please take notice that the meeting has been posted on the Township of Irvington’s website and said notice was properly published in the newspaper. CSR Lucille Grozinski takes the proceedings of this meeting.

Roll Call / Declaration of Quorum:

Ms. Figueroa	Mr. Thomas, Alt. #1
Ms. Hogue	Mr. Taylor, Alt. #2
Mr. Latonnelle	Chairman Bilal

Excused: Mr. Akhtab, V/C Beasley

Pledge of Allegiance:

Sunshine Law:

Chairman Bilal reads the Statement of Proper Notice pursuant to the Sunshine Law.

Miscellaneous Business:

None

Adoption of Resolution:

None

Pending Business:

None

New Business:

Chairman Bilal calls the Board Secretary to call the new business before the Board.

Ms. Francis: Scheduled to be heard is Calendar No. ZB-24-100, an application submitted by Luis Maurizaca-Alvarez seeking bulk variances for maximum building height, minimum lot, minimum lot depth, front yard setback, rear yard setback, and driveway width so as to reconstruct an existing one-family residence, consisting of 1st and 2nd floor renovation, extension of attic dormer, the addition of 1.5 bathrooms, and exterior egress stairs from the basement at premises known and designated as 92 Chester Avenue, Block 224, Lot 2, Irvington, NJ.

Attorney Marsha Moore of Roseland, NJ represents the applicant.

The proof of service is waived.

Reports were received from the Engineering Division of the Department of Public Works, the Planning Division of ARH Associates, as well as a technical review memo from the Department of Public Safety Division of Police.

An opening statement is/is not given before the board members.

The following witnesses are called and questioned by the applicant and by various members of the board:

Witness:

Witness:

Witness:

The following exhibits, if any, are submitted and marked into evidence by the CSR:

Exhibit

Exhibit

Exhibit

Upon completion of the testimony by the applicant's witnesses, the redirect from the members of the board and the additional information submitted by the applicant, Chairman Bilal asks to hear from anyone in the audience desiring an opportunity to orally present their views, either in favor of or in opposition to this proposed bulk variance application:

Persons in favor:

- 1.
- 2.

Persons in opposition:

- 1.
- 2.

Attorney Moore makes/waives her summation statement to the board members and after public review and deliberation by the members of the board, the following motion is made:

BOARD MEMBER : I make a motion that Calendar No. ZB-24-100, an application submitted by Luis Mauriza-Alvarez at premises known and designated as 92 Chester Avenue, Block 224, Lot 2 Irvington, NJ be granted/denied/dismissed without prejudice and that the board attorney be directed to prepared the appropriate resolution, which shall be publicly read and adopted by the board at the regularly scheduled meeting dated April 16, 2024.

Motion is seconded by BOARD MEMBER and adopted by the following roll call vote:

Ms. Figueroa	Mr. Thomas
Ms. Hogue	Mr. Taylor
Mr. Latonnelle	Chairman Bilal

Ms. Francis: Scheduled to be heard is Calendar No. ZB-24-101, an application submitted by Fritman Simon seeking bulk variances for minimum lot area, minimum lot width, minimum front yard setback, minimum side yard setback, and maximum building height for stories and a use variance for maximum residential density so as to permit a rear addition and conversion from a one-family to a two-family dwelling at premises known and designated as 567-569 Stuyvesant Avenue, Block 24, Lot 18, Irvington, NJ.

Architect Linus C. Korieocha of Springfield, NJ represents the applicant.

The proof of service is waived.

Reports were received from the Engineering Division of the Department of Public Works, the Planning Division of ARH Associates, the Health Department, and the Zoning Officer, as well as a technical review memo from the Department of Public Safety Division of Police.

An opening statement is/is not given before the board members.

The following witnesses are called and questioned by the applicant and by various members of the board:

Witness:

Witness:

Witness:

The following exhibits, if any, are submitted and marked into evidence by the CSR:

Exhibit

Exhibit

Exhibit

Upon completion of the testimony by the applicant's witnesses, the redirect from the members of the board and the additional information submitted by the applicant, Chairman Bilal asks to hear from anyone in the audience desiring an opportunity to orally present their views, either in favor of or in opposition to this proposed use and bulk variance application:

Persons in favor:

- 1.
- 2.

Persons in opposition:

- 1.
- 2.

Architect Linus C. Korieocha makes/waives his summation statement to the board members and after public review and deliberation by the members of the board, the following motion is made:

BOARD MEMBER : I make a motion that Calendar No. ZB-24-101, an application submitted by Fritman Simon at premises known and designated as 567-569 Stuyvesant Avenue, Block 24, Lot 18, Irvington, NJ be granted/denied/dismissed without prejudice and that the board attorney be directed to prepared the appropriate resolution, which shall be publicly read and adopted by the board at the regularly scheduled meeting dated April 16, 2024.

Motion is seconded by BOARD MEMBER and adopted by the following roll call vote:

Ms. Figueroa	Mr. Thomas
Ms. Hogue	Mr. Taylor
Mr. Latonnelle	Chairman Bilal

Adjournment:

There being no further business to conduct, Chairman Bilal adjourns this regularly scheduled meeting of the Zoning Board of Adjustment at PM.