

VILLAGE OF CHATHAM
ZONING BOARD OF APPEALS MEETING
February 23rd, 2015
Approved Minutes

Board Present

Joanne DelRossi – Chairperson (Absentia)
Brin Quell
Stephen Gitto
Jon Morrell
Aaron Gaylord (Absentia)

Public Present

Mohinder Pal
Girdhari Lal
Francis Iaconetti

Call to Order: The meeting was called to order at 7:35 PM.

The Minutes from December 4th, 2014 were approved on a motion made by Mr. Morrell, seconded by Mr. Gitto.

Vice Chairperson Quell – Aye

The Minutes from November 24th, 2014 were tabled.

Application, #123 Hudson Ave.; Girdhari Lal; Applicant; site plan review to erect a canopy above existing fuel pumps on Route 203. Vice Chairperson Quell begins by introducing the members of the Board present. Mohinder Pal, the Applicant introduces himself to the Board and states the Application for the canopy is for customer convenience when pumping gas, diesel and kerosene during bad weather. Vice Chairperson Quell asks if this canopy is smaller than the existing canopy. Mr. Pal states it is smaller on one side. Mr. Gitto asks if there is a reason for the size, 24ft. wide seems excessive. Vice Chairperson Quell adds the other pump with the existing canopy is much larger than this pump but the canopy's are about the same size and the pump has existed so far without a canopy. Mr. Morrell states the canopy needs to be much smaller for a variance. Mr. Pal states the size is for customer convenience. Vice Chairperson Quell asks if they could make the width 6ft. or 8ft. on either side of the pump instead of 12ft., most cars are only 6ft. or 8ft. wide. Mr. Gitto states the Board can either agree on what size will be allowed or have the Applicant return after speaking with the Architect, Joe Iuviene about adjusting the size. Vice Chairperson Quell states Mr. Iuviene usually has very good reasons for his drawings and asked if the Applicant could get in touch with him. Mr. Gitto then tries to reach Mr. Iuviene by telephone and there was no answer. Vice Chairperson Quell states the Board should not make a decision tonight, the Applicant should go back to the Architect about the size of the canopy and come back before the Board with a smaller canopy or the reason behind the size. Mr. Gitto agrees the Applicant needs to provide more information before a decision can be made. Mr. Pal states they cannot do any construction until Summer anyway. Vice Chairperson Quell adds the canopy is a reasonable request, more information needs to be provided though, along with the type of lighting that will be used and Mr. Iuviene has been before the Board in the past and is familiar with the Zoning Codes.

Vice Chairperson Quell opens the meeting to the Public for Comment: Public Member Francis Iaconetti states he has a lot of issues with this Application. Vice Chairperson Quell states the canopy is the only item up for discussion. Mr. Iaconetti states the pumps for the canopy are not in the same location they were before the construction which would affect the setback for the canopy. Vice Chairperson Quell states the location of the pumps is another issue that is not up for discussion. Mr. Iaconetti states the property line on this site plan is also different from the original Getty site plans. Mr. Morrell states the property line issue should be addressed before the next meeting. Mr. Pal states he will speak with his Architect regarding the issues with the canopy and the property line. Vice Chairperson Quell states the Application is on hold until the Board hears from the Building Inspector.

Motion made by Mr. Morrell, seconded by Mr. Gitto to close the Public Hearing until more information is received on Application, #123 Hudson Ave.; Girdhari Lal, Applicant; site plan review to erect a canopy above existing fuel pumps on Route 203 at 8:07PM.

Vice Chairperson Quell – Aye

Adjournment: Zoning Board of Appeals meeting of February 23rd, 2015 was adjourned at 8:15PM.

Respectfully Submitted,

Erin Reis-Costa, Secretary