MEMBERS PRESENT: CHAIRMAN JOHN LOWN, MEMBER DONNA BARLETTA, MEMBER JENNIFER WOZNICK

MEMBERS ABSENT: MEMBER SCHWARTZ, MEMBER GIANNICO

ALSO PRESENT: ATTORNEY KELLY NAUGHTON, CLERK-TREASURER VALENTINA JOHNSON

PUBLIC PRESENT: EDUARDO ORTIZ

EDUARDO ORTIZ

901 ABBEY AVENUE

Clerk presented the Affidavit of Publication and read the Notice of Hearing.

Motion by Member Barletta, seconded by Member Woznick, to open the Public Hearing at 7:10PM. 3

 ayes, 0 nays.

Attorney advised the fence is 54.6 ft. long from the property line and rear yard gate is 6 ft., 4 ft. is

 permitted.

Mary Beth advised she has no comments, no problem and they are right in front of Mr. Ortiz.

Jackie from 902 Tower Avenue advised no problems with the fence.

Motion by Member Barletta, seconded by Member Woznick, to close the Public Hearing at 7:12PM. 3

 ayes, 0 nays.

Chairman advised it’s in the R-4 District, fence installed on the west side of yard and inward 36.2 feet,

 permitted is 4 feet.

Attorney advised it’s all mostly front yard, 54.6 is for both (front & side) yards, she will speak to the

 Building Inspector, but we will consider it a side yard for tonight, just to make sure.

Chairman advised so there are four variances just for the fence tonight.

Chairman advised we did not receive the GML 239 back from the County for tonight, we can’t act on it

 and must give the County 30 days.

Attorney advised if the County does not act at the end of this week the Board can act on the application

 for variances after June 5th.

Attorney advised the Board through the five part balancing test.

Motion by Member Woznick, seconded by Member Barletta, authorizing Attorney to draft decision for

 variances. 3 ayes, 0 nays.

Motion by Member Barletta, seconded by Member Woznick, authorizing the next meeting will also be

 virtual on 6/10/2021 at 6:45PM. 3 ayes, 0 nays.

Motion by Member Woznick, seconded by Member Barletta, meeting was adjourned at 7:30PM. 3 ayes,

 0 nays.

Respectfully submitted,

Valentina Johnson

Clerk-Treasurer