

Minutes of Regular Meeting April 19, 2022

Mr. Alberque motioned to approve the application. Seconded by Mr. Frontera

Roll Call: Cathcart, Albuquerque, Frontera, Morrissey, Velez, Gandolfo, Olcott

Mr. Albuquerque motioned to memorialize the Resolution for 313 Bergen Turnpike. Seconded by Mr. Frontera.

Roll Call: Cathcart, Albuquerque, Frontera, Morrissey, Velez, Gandolfo, Olcott

Mr. Cathcart announced there is one (1) application to be heard.

Case #1581

Lexington Equities, LLC

36-46 Mt. Vernon Street

Block 64/Lots 20, 21, 22 & 23

Mr. Gregory Asadorian, Esq. represented the applicant and presented to the Board.

Mr. Alampi addressed Mr. Asadorian and stated the application needs to be sent to the Historic Preservation Commission. Mr. Asadorian agreed to proceed with the hearing and then submit the application to the HPC.

The application is for preliminary and final site plan of the site. They are seeking relief for D1, D5, C Variances and parking relief. The application is for a twenty unit building, eighteen one-bedroom and 2 two-bedroom units.

Mr. James Virgona, Architect, Virgona and Virgona Architects was sworn in and presented his qualifications. Mr. Cathcart accepted Mr. Virgona as an expert witness. Mr. Virgona presented to the Board.

Exhibit A8 – Enlarged Colored Rendering of site dated 4/19/22.

Exhibit A1 – Building Elevations dated 8/20/21

Exhibit A2 – Building Elevations dated 8/20/21

Exhibit A3 – Lobb and G1 Floor Plan dated 8/20/21

Exhibit A4 – G2 R1 Floor Plan dated 8/20/21

Exhibit A5 – R2 Floor Plan dated 8/20/21

Exhibit A6 – R2 Floor Plan dated 8/20/21

Exhibit A7 – Roof Plan dated 8/20/21

Meeting was opened to the public for questions to the Architect only.

Alberto Oliveras, 43 Grove Street

Ann Herb-Schreiber, 16 Summit Street

Janet Malool, 163 E. Grand Avenue

Francis Donaruma, 55 Preston Street

Brian Moriarty, 35 Fourth Street

Mr. Albuquerque motioned to carry the hearing to the May 17, 2022 meeting. Seconded by Mr. Garofalow.

Roll Call: Cathcart, Albuquerque, Frontera, Morrissey, Gandolfo, Garofalow, Velez, Olcott

Application will be carried to the May 17, 2022 meeting. Mr. Asadorian agreed to the extension of time of the tolling period.

(Note: Please refer to the Transcription of the April 19, 2022 meeting for the rest of the minutes.)

Respectfully submitted,
Francine Orovitz
