

**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING & APPROVED BOARD MEETING MINUTES**  
**WEDNESDAY, September 8, 2021 7 PM (Public Hearing & Meeting)**  
**Via Zoom Meeting**

Application – 027-21	<b>Pigott, Sedlak, Jacobson, Friedlander, Tripolitsiotis</b>
Address- 20B Lafayette Street	<b>Variance:</b> Yes- 5    No- 0 <b>Motor Vehicle:</b> Yes-0    No-5
Owner – Joseph Romaniello	J. Pigott    J. Pigott
Agent- Anthony P. Strazza	C. Friedlander    C. Friedlander
Letters – Planning Board	L. Jacobson    L. Jacobson
Engineering	J. Sedlak    J. Sedlak
Traffic	M. Tripolitsiotis    M. Tripolitsiotis

Ex. A. Certificate of Mail	Variance Approved per plan(s)
Speaker: Joseph Romaniello, Owner	Motor Vehicle Denied
	See Certificate of Decision

Application – 028-21	<b>Pigott, Sedlak, Jacobson, Friedlander, Tripolitsiotis</b>
Address- 175 South Lake Drive	Yes- 5    No-0
Owner – Bruce Friedman & Laura Healy	J. Pigott
Agent- Benedek & Ticehurst	C. Friedlander
Letters – Planning Board	L. Jacobson
Engineering	J. Sedlak
EPB	M. Tripolitsiotis
Traffic	

Ex. A. Certificate of Mail	Approved per plan(s)
	See Certificate of Decision

**Conditions**

1. All concerns of the Environmental Protection Board and Engineering Bureau shall be addressed prior to the issuance of a Building Permit.

Application – 029-21	<b>Pigott, Sedlak, Jacobson, Friedlander, Tripolitsiotis</b>
Address- 10 Rogers Road	Yes- 5                      No- 0
Owner – Elizabeth & Bernard Lunny	J. Pigott
Agent- Katie Wagner	C. Friedlander
Letters – Planning Board	L. Jacobson
Engineering	J. Sedlak
EPB	M. Tripolitsiotis
Traffic	
Ex. A. Certificate of Mail	Approved per plan(s) with Conditions See Certificate of Decision

**Conditions**

1. All concerns of the Environmental Protection Board and Engineering Bureau shall be addressed prior to the issuance of a Building Permit.
2. There shall be no temporary or permanent roofs, canopies, or enclosures on the patio at the rear of the house remaining after the construction permitted by this variance.

Application – 031-21	<b>Pigott, Sedlak, Jacobson, Friedlander, Tripolitsiotis</b>
Address- 939 High Ridge Road (aka 28 Turn of River Rd)	Yes- 0                      No- 5
Owner – Jeffrey Pinedo	J. Pigott
Agent- None	C. Friedlander
Letters – Planning Board	L. Jacobson
Engineering	J. Sedlak
EPB	M. Tripolitsiotis
Traffic	Denied
Ex. A. Certificate of Mail	See Certificate of Decision

Speaker: Kay Stone, Neighbor, 25 Turn of River Rd – Opposed, concerned.

Application – 016-21  
Address- 1114 Shippan Avenue  
Owner – Oscar Munoz  
Agent- None  
Letters – Planning Board  
          Engineering  
          Traffic

**Pigott, Sedlak, Jacobson, Friedlander, Tripolitsiotis**  
Yes- 5                      No- 0  
J. Pigott  
C. Friedlander  
L. Jacobson  
J. Sedlak  
M. Tripolitsiotis  
Approved per plan(s)  
See Certificate of Decision

Ex. A. Certificate of Mail

**Other Board Business: C. Friedlander Motioned, L. Jacobson Seconded.**  
**Approval of Minutes July 28, 2021**

**Extension of Time Request:**

**On File with the Zoning Board of Appeals:**

- Conditions of Approval or Denial, see **Certificate of Decision**
- Specific voting information, see **Voting Sheet**

Present **Pigott, Sedlak, Jacobson, Friedlander, Tripolitsiotis**

Also present: Mary Judge, Land Use Administrative Assistant, Court Reporter

Submitted by:

Mary Judge  
Land Use Admin Asst.

cc: Town Clerk