

**MINUTES OF REGULAR BOARD OF ADJUSTMENT  
MEETING HELD ON TUESDAY, JUNE 14, 2016**

Chairman Byrne called to order the regular meeting of the Board and announced the meeting was duly advertised in compliance with the Open Public Meetings Act by notice dated June 6<sup>th</sup>, 2016 sent to the Daily Record, Suburban Trends and posted on the bulletin board and website at Borough hall.

**PRESENT: BYRNE, ERICKSON, FOREMAN, KUBISKY, WOLFSON, ZAPF, DUBOWSKY (ALT. #1) AND ZALEWSKI (ALT. #2)**

**ALSO PRESENT: BOORADY, ENGINEER AND ALEXANDER, COUNSEL (FILLING FOR LORBER)**

**ABSENT: \*BRACCHITTA**

Chairman Byrne mentioned the first order of business is the approval of minutes from the May 10<sup>th</sup>, 2016 meeting.

Mr. Zapf mentioned I had no notations or corrections so I'll make a motion.

Ms. Kubisky stated Mr. Foreman's name under absent is spelled incorrectly.

Ms. Ward mentioned oh yes spell check didn't pick that up.

Mr. Foreman stated thank you, I didn't notice my name was misspelled.

Ms. Ward mentioned I'll correct it.

Mr. Zapf made the motion with the correction.

Chairman Byrne asked if there was a second.

Mr. Erickson seconds.

**Roll call:**

Yes: Zapf, Erickson, Byrne, Kubisky, Wolfson, Dubowsky (Alt. #1) and Zalewski (Alt. #2)

No: None

Abstain: None

\*Mr. Bracchitta arrived at the meeting.

Chairman Byrne stated the next order of business is the Preliminary & Final Major Site Plan Application #339 and Variance Application 2010-5 by 499 Pine Brook Realty, LLC (formerly Lincoln Park Renaissance Rehab & Nursing Center, Inc., F.E.M., L.L.C., and Lincoln Park Nursing Home), Phase II, on property known as Block 136, Lot 20 also known as 499 Pine Brook Road. Phase I of the project for 521 Pine Brook Road (Block 136, Lot 20.3) was constructed and is now owned by 521 Pine Brook Realty, LLC. The original resolution was adopted on October 11<sup>th</sup>, 2011 and the Amended Resolution adopted on November 8<sup>th</sup>, 2011. This is a consideration of a time extension resolution.

Ms. Ward mentioned the members that can vote are Bracchitta, Byrne, Erickson, Kubisky, Wolfson, Zapf and Dubowsky.

**LINCOLN PARK BOARD OF ADJUSTMENT**

**AMENDED RESOLUTION**

**Preliminary and Final Major Site Plan Application No. 339  
Variance Application No. 2010-5**

**WHEREAS, Lincoln Park Renaissance Rehab and Nursing Center, Inc., FEM., LLC and Lincoln**

Park Nursing Home (collectively, the “Applicant”) have filed an application before the Lincoln Park Zoning Board of Adjustment (the “Board”) with regard to property known as 499 Pine Brook Road, New Jersey, also identified as Block 136, Lot 20 and 521 Pine Brook Road, also identified as Block 136, Lot 20.03 (collectively, the “Property”); and

**WHEREAS**, all persons located within 200 feet of the Property have been notified according to law and public hearings were held before the Board on March 8, April 12, May 10, June 14, July 26, and September 13, 2011; and

**WHEREAS**, the Lincoln Park Zoning Board of Adjustment granted the application by Resolution on October 2011; and

**WHEREAS**, said Resolution had several typographical errors; and

**WHEREAS**, the Lincoln Park Zoning Board of Adjustment has voted to amend said resolution as follows:

1. As to Paragraph 18 on Page 8, the name “Doldzic” shall be corrected to read “Joldzic”.
2. As to Paragraph 13 on Page 11, same shall be omitted and replaced with the following

Paragraph 13:

“Applicant is permitted to complete the construction of the project in two phases subject to the phasing plan approved by the Board. All of the site improvements associated with each phase must be completed as a condition of the Certificate of Occupancy for the building subject of said phase. Accordingly, all site improvements associated with Phase I must be completed as a condition of the Certificate of Occupancy for the building addition at 521 Pine Brook Road and all site improvements associated with Phase II must be completed as a condition of the Certificate of Occupancy for the building addition at 499 Pine Brook Road.”

3. As to Paragraph 28 Page 14, same shall be amended to add the phrase “for each “Phase” after the word “Developers Agreement” in the first sentence and also to add the phrase “for each Phase” after the word “Bonding” in the first sentence.

4. All other terms and conditions of the Resolution approved on October 11, 2011 shall remain in full force and effect.

Mr. Zapf moved the resolution.

Mr. Dubowsky seconds.

Roll call:

Yes: Zapf, Dubowsky (Alt. #1), Bracchitta, Byrne, Erickson, Kubisky and Wolfson

No: None

Abstain: None

Ms. Ward stated okay it's approved.

Chairman Byrne asked any other business that we need to discuss.

Ms. Ward mentioned you have paperwork from Charlie in front of you. We may have a closed session for our next meeting.

Chairman Byrne asked are we having a meeting in July.

Ms. Ward mentioned I don't know it depends if any of the applications are complete. In all likelihood probably in August.

Chairman Byrne mentioned okay.

Ms. Ward stated I'll send everyone an email.

Chairman Byrne stated okay that's it.

Mr. Zapf made the motion to adjourn the meeting.

Mrs. Kubisky seconds.

Meeting adjourned 7:16 P.M.

Respectfully submitted:

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Joan Ward, Secretary

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Patrick Byrne, Chairman