

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA June 5, 2023**

**CALL TO ORDER:**

**ROLL CALL:**

Mr. John Villani  
Mr. Michael Galbraith  
Mr. Frank Rica  
Mr. Donald Huber  
Mr. Scott Bowen (excused)  
Mr. Anthony Paoella  
Mr. Foster Cooper  
Ms. Valentina Carleo Alternate # 1 (excused)  
Mr. Lenny Calvo Alternate #2  
Mr. Mark Peck, Esq.

**ANNOUNCEMENT:**

Adequate notice of this meeting has been provided by posting Public Notice on the Municipal Bulletin Board on the main floor of the Municipal Building, and sending a copy to the Star Ledger, and filing a copy with the Municipal Clerk, all on January 11, 2023.

**FLAG SALUTE**

**MINUTES:**

The minutes of the May 1, 2023 were distributed for review.

Motion to approve:

ROLL CALL

**COMMUNICATIONS:**

None.

**PRIVILEGE OF THE FLOOR PORTION OF THE MEETING:**

Floor is opened to any member of the public wish to make a statement, which is unrelated to the meeting agenda.

**CLOSE THE PRIVILEGE OF THE FLOOR PORTION OF THE MEETING**

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**RESOLUTIONS:**

CASE BA 23-01     Ankur & Kartika Gupta  
Block 71, lot 33, 73 Mount Bethel Road  
Bulk Variances in connection with renovation of dwelling on  
undersized lot

CASE BA23-03     Dig4U, LLC  
Block 71, lot 27, 8 Sydenham Road  
Undersized lot in R-65

**AGENDA CASE APPLICATIONS:**

CASE BA 23-02     Pier Pimental  
Block 212 lot 1.08, 16 Old Smalleytown Road  
Impervious coverage and building coverage variance (carried from  
May 1, 2023)

CASE BA 22-09     Calabrese  
Block 87.03 lot 5.04, 4 Hemlock  
Minor Subdivision with variances  
FAR of 0.142 vs 0.125 permitted

CASE BA 23-05     Dolan & Lisa Ziv  
Block 71 lot 4.02, 71 Geiger Lane  
Variance for Pool Cabana  
Maximum building coverage relief/proposed 9.30%, 8.22% existing,  
7.5% permitted

CASE BA22-02A     HSC Warren, LLC/Tractor Supply  
Block 110, lots 9.03 and 9.04  
Amended Variance for outdoor storage

**Next meeting will be July 17, 2023**

**Pending applications**

BA20-09 (last heard Oct 3, 2022 waiting on soil testing) Block 12 lots 17 and 18,  
Second street subdivision with variances.

**MEETING ADJOURNED: \_\_\_\_\_ P.M.**