

including not meeting the minimum lot size requirements.

Eric Hough, Engineer of Bertin Engineering was sworn in and presented his credentialsL

Accepted: Brown Second: Finelli All in favor

Exhibit A-1. Color rendering of the site plan dated 4/16/2026

The design allows for a 14' wide hammerhead turnaround to accommodate fire trucks. Driveway aisle is 24' to 25' wide.

Board Planner Tom Behrens and Board Engineer Tom Boorady reviewed their reports.

Open to the public.

Keith Worman, 130 Carey Avenue was sworn in.

Carey Avenue entrance is 22' wide. Carey Avenue is 16' wide.

The following residents were sworn in and directed questions to the applicant's engineer:

Steve Greendyke, 138 Carey Avenue

Jack McGovern, 144 East Belleview Avenue

Frank Distaci, 109 Carey Avenue

James Cutillo, Architect, 593 NPT, Pompton Plains was sworn in and presented his credentials.

Accepted: Brown Second: Finelli All in favor

Mr. Cutillo outlined the designed of the residential units.

Sprinklers are required, 13R-Limited.

Open to the public.

Mr. Worman inquired about the fire walls and fire ratings.

Closed to the public

The application will be carried to the May 21 meeting.

RESOLUTIONS: **None**

APPROVAL OF MINUTES: March 19, 2026

Motion: Brown Second: Roche

Ayes: Roche, Hmmaker, Brown, Vath, Hough, Reger, Veneziano

Abstain: Finelli

Motion to Adjourn: Hough

Second: Reger

All in favor

ADJOURNMENT: 8:40 PM

The next Regular Meeting is scheduled for Thursday, May 21, 2026 at 7:30 PM