

**WARREN TOWNSHIP ZONING BOARD OF ADJUSTMENT  
MEETING AGENDA July 17, 2023**

**CALL TO ORDER:**

**ROLL CALL:**

Mr. John Villani  
Mr. Michael Galbraith  
Mr. Frank Rica  
Mr. Donald Huber (excused)  
Mr. Scott Bowen  
Mr. Anthony Paoella  
Mr. Foster Cooper  
Ms. Valentina Carleo Alternate # 1  
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 June 5, 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 BA23-03      Dig4U, LLC  
Block 71, lot 27, 8 Sydenham Road  
Undersized lot in R-65
- 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 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

**AGENDA CASE APPLICATIONS:**

- 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 (carried from June 5)
- CASE BA23-06      Warren Village Associates  
Block 89 lot 1.02 4 Mount Bethel/Mountain Blvd  
Use Variance, Variance for Parking
- CASE BA23-05      DISH Wireless LLC  
Block 211 lot 11 35 Old Smalleytown Road (cell)  
Request for Interpretation
- CASEBA20-08      Rica Properties, LLC  
256 King George Road  
Block 82, lot 4.01  
Preliminary and Final Site Plan and Variance-Extension Request

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**Next meeting will be August 7, 2023**

**Pending applications**

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

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