

- Mr. Ruiz inquired how the outside would mesh with the windows
- Mr. Forte stated the window would be trimmed with aluminum
- Mr. Schneider asked about the detention
- Mr. Forte asked if the that issue can be discussed into two phases
- Mr. Schneider said that could be discussed later.
- Mr. Dahal motioned for approval, and Mr. D'Agostino seconded. Motion approved.

Action:

The Committee moved to give preliminary and final approval to the proposed project.

SPAARC 2230 Asbury Avenue **Recommendation to ZBA**
 Request for major zoning variance for A/C Unit

GENERAL DISCUSSION:

Ms. Brzezinski, neighbor to the north, spoke in favor of the proposal. The following was discussed:

- Ms. Brzezinski spoke in support of the project as the neighbor most affected by the proposal. Her property is situated immediately to the north.
- The space between the homes makes sense as the limited space is landscaped, or more accurately 'over-weeded'. She wants to confirm that the proposed location is directly across from her established a/c unit. Staff confirmed the proposed location.
- She does not feel a by-right location in the rear yard would protect her property as much as the proposed location. Ms. Brzezinski has a screed in porch to the west of her property.
- Ms. Brzezinski wanted to thank the committee for their work.

Action:

The Committee voted unanimously to recommend approval of the major variance to the ZBA.

Other Business:

The meeting notes of the June 22, 2011 meeting were approved by majority with one abstaining. There being no other business, the meeting adjourned at 3:37 p.m.

The next SPAARC meeting will take place on Wednesday, July 6th, 2011 unless otherwise notified.

Respectfully submitted,
 Dominick Argumedo