

**CITY OF LINDEN**  
**ZONING BOARD OF ADJUSTMENT**



**ANNUAL SUMMARY REPORT**  
**2015**

## **TABLE OF CONTENTS**

- **EXECUTIVE SUMMARY**
- **MEETING DATES**
- **BOARD MEMBERSHIP**
- **CASE LOG**



# City of Linden

Union County, New Jersey

## Board of Adjustment

**Brian C. Fritzsche**  
Secretary of the Board  
(908) 298-3819

Donald Bladzinski  
CHAIRMAN

Susanne Miskiewicz  
VICE-CHAIRMAN

Burton Zitomer, Esq.  
LEGAL COUNSEL

### EXECUTIVE SUMMARY

The Linden Board of Adjustment was established for the purposes of hearing and deciding appeals regarding decisions or determinations made by the Building and Zoning Administrator in the enforcement of the Zoning Code. Subsequently, if the Administrator's literal translation of the Code is determined to have resulted in an unnecessary or undue hardship, the Board of Adjustment has the authority to grant certain variances within specific guidelines. The board consists of seven (7) regular members, and two (2) alternate members, whom have demonstrated their civic interest, general knowledge of the community, independent judgment, and availability to prepare for and attend meetings.

Earlier this year, board members attended the New Jersey Planning Officials (NJPO) educational program, as required by law P.L. 2005, c. 133. The program was modeled according to the proposed training standards for planning boards and zoning board of adjustments.

I would like to take this opportunity to thank all the board members for their dedication and support this past year. In addition, I also like to thank Ricci Planning, the City's Engineering, Fire and Construction Code Departments for their cooperation and valued commentaries.

This annual brief enables the board of adjustment to bring to the attention of the planning board and governing body particular provisions of the zoning ordinance, which has created problems for the Board of Adjustment during the year.

Meetings are generally held on the second Monday of each month, at 7:00 p.m., in the Planning Board Room, 3rd Floor in City Hall.

Respectfully submitted,

Brian C. Fritzsche  
Member & Secretary of the Board



## ***Board of Adjustment***

### **RESOLUTION FIXING THE REGULAR MEETING DATES OF THE ZONING BOARD OF ADJUSTMENT FOR CALENDAR YEAR 2015**

**BE IT RESOLVED BY THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF LINDEN**, that the Regular Meetings of the Linden Board of Adjustment will be held in the Planning Room, on the third floor of City Hall, Linden, New Jersey. All meetings shall be held on the second Monday of each month, (\*) with the exception of October, convening at 7:00 PM, or as soon thereafter as the Board assembles.

Monday, January 12, 2015  
Monday, February 09, 2015  
Monday, March 09, 2015  
Monday, April 13, 2015  
Monday, May 11, 2015  
Monday, June 08, 2015  
Monday, July 13, 2015  
Monday, August 10, 2015  
Monday, September 14, 2015  
Monday, October 19, 2015 (\*)  
Monday, November 09, 2015  
Monday, December 14, 2015

**PUBLIC HEARINGS BEGIN AT 7:00 P.M.**

**Be it further resolved**, that the procedure at all meetings for the year 2015 shall be governed by Robert's Rule of the Order and are subject to the Open Public Meeting Act and conducted accordingly.

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**Brian C. Fritzsche**  
*Secretary of the Board*  
*Linden Zoning Board of Adjustment*

Cc: Mayor's Office  
City Clerk's Office  
Department of Public Property  
The Local Source Newspaper

Ref: Membership, Linden Board of Adjustment

**BOARD OF ADJUSTMENT  
CITY OF LINDEN 2015**  
Effective: July 2015

	NAME		ADDRESS	TERM Expires
Chairman	Donald	Bladzinski	1308 Sunnyfield Drive	December 31, 2018
Member	Richard	Guerra	2512 Orchard Terrace	December 31, 2015
Member	Nicholas	Nigro	440 Ainsworth Street	December 31, 2017
Member	Thomas	Boland	10 North Wood Ave, Apt# 608	December 31, 2015
Member	Gregory	Cierpail	126 Rosewood Terrace	December 31, 2018
Vice-Chairman	Susanne	Miskiewicz	43 Palisade Road	December 31, 2017
Secretary&Member	Brian	Fritzsche	2515 Verona Avenue	December 31, 2016
Alt #1 Member	John Francis	Roman	15 West Linden Avenue	December 31, 2015
Alt #2 Member	Barry E.	Javick	345 Lafayette Street	December 31, 2015
Legal Counsel	Burton	Zitomer, Esq	14 Pine Gove Road	N/A
CSR	Virginia	Guinta	P.O. Box 184	N/A

**ZONING BOARD OF ADJUSTMENT - CASE LOG - (YEAR 2015)**

CASE#	NAME OF APPLICANT	Seeking	Property Location
ZBA 01	PETER MATLOSZ	Use for an Attached Single Family Home	1015 West Curtis Street
ZBA 02	SISTO REALTY CO. / UNITED EXCAVATING	Use for warehouse, site plan	633 Pierce Avenue
ZBA 03	RIDGE ASSOCIATES	Sales Trailer	1540 Lower Road
ZBA 04	GABRYEL & DOMASZEWICZ	Daycare	407 Ziegler Avenue
ZBA 05	PIERRE DASILVA	Multifamily 33 unit Residential Apartments	1003 and 1020 South Wood Avenue
ZBA 06	VERIZON WIRELESS	Install a small network node for a telecommunications facility with an antenna	415 Elm Street
ZBA 07	P.J.K. REALTY ASSOCIATES, LLC	Use for an Attached Single Family Home	33 Elm Street

# ZONING BOARD OF ADJUSTMENT - CASE LOG - (YEAR 2015)

CASE#	NAME OF APPLICANT	USE	NONCON	BULK	SUBDIV	SITE	CPLAN	INTERP	EXT	STATUS
ZBA 01 2015	PETER MATLOSZ	1		1	1	1				Granted
ZBA 02 2015	SISTO REALTY CO. / UNITED EXCAVATING	1		1	1	1				Granted
ZBA 03 2015	RIDGE ASSOCIATES	1	1							Granted
ZBA 04 2015	GABRYEL & DOMASZEWICZ	1		1						Granted
ZBA 05 2015	PIERRE DASILVA	1		1						Granted
ZBA 06 2015	VERIZON WIRELESS	1		1						Granted
ZBA 07 2015	P.J.K. REALTY ASSOCIATES, LLC	1		1	1	1				Granted
<b>TOTALS</b>		<b>7</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

33.33% 4.76% 28.57% 9.52% 23.81% 0.00% 0.00% 0.00%

Denied:	0	0.00%
Approved:	7	100.00%
DWP:	0	0.00%
Moved PD:	0	0.00%
Open:	0	0.00%
AW:	0	0.00%
<b>CASES:</b>	<b>7</b>	<b>100.00%</b>

DWP = Dismissal Without Prejudice

"W" = Waived

RD = Reserved Decision

PBd = Application moved to the Planning Board

Open = Case not heard or adjourned

MTC = Motion to Carry

AW = Application Withdrawn by the applicant

END OF REPORT