

BERGENFIELD ZONING BOARD OF ADJUSTMENT
MINUTES - REGULAR MEETING
MARCH 7, 2016

Meeting opened at 8:15 p.m. by S. Stein, chair, with pledge of allegiance and in accordance with sunshine law.

Roll call:

Shimmy Stein – present

Richard Morf - present

Steve Madsen – present

Buddy Deauna – present

Richard Daly – absent

Sara Berger – present

Amnon Wenger – 1st alternate – present

Rafael Marte, 2nd alternate- present

Ronald Mondello, Esq. – present

Remington Vernick & Arango Engineers:

David Gleassey - present

Charles Steinel, Council liaison – absent

_____, Planning liaison - absent

Chair welcomed everyone back to the Board for current year.

MINUTES – Minutes of January 4 2016 were approved on motion.

COMMUNICATIONS – None.

PUBLIC COMMENT - The meeting was opened for comments by the public relative to any issue not on the agenda. John Smith, a Bergenfield resident, questioned why the Board entertained professionals who appear before the Board and stated they should be expected to obey the law too.

RESOLUTIONS – Camp Resolution to be submitted at April meeting.

OLD BUSINESS – None

NEW BUSINESS

Feldman, Vitale, 61 Harriet Avenue – Applicant waived his right to have his attorney, Eliot Urdang (who is unavailable), present and wants his application heard at this meeting. His application (marked Exhibit A-1) was deemed incomplete since no public notice was presented. The application will be heard with the stipulation that the public notice information be submitted to the Board attorney as soon as possible.

Christopher Lantelme gave his credentials and was accepted and sworn in as licensed engineer. He described site as on January 15, 2016 revision submitted to Board previously. Previously a single family home with detached garage and a walkway. It's a 50x100 corner property on Harriet and Quincy. Variances requested are front yard on Harriet for 19.2', Quincy front yard for 11', rear yard 22.5' and building height 29'. Current garage on border with neighbor will be removed and garage attached to new home which is a big improvement.

In response to Board engineer's letter, first four cars can be parked on property. Second relative to drainage, seepage pits can be moved to under the driveway with reinforced concrete and have a peep hole to observe. Engineer okay with quantity to collect and applicant will comply with engineer's recommendations or come before the Board. Roof runoff not a problem. Air conditioner will be in rear by the chimney. Board questioned height and rear yard variances. Lantelme referred to architect. No questions for Board engineer or applicant's engineer from residents without 200 feet. Questions from residents outside 200 feet – John Smith asked about

sewer sump pump because being hooked up illegally into the sewer system around town. Lantelme advised sump pump will be draining properly and legally.

Architect Robert Zampolin gave his credentials and was accepted as qualified to testify. He referred to plans submitted to Board (now colorized) of buildings and described floor plans. First floor rear complies with 25'. Height of building is lower than the original house but 29' allows for crown molding outside to add to it aesthetically. 9' ceilings with 8' ceiling in basement. On questioning by Board, architect said without molding height could be 28', front is 25' without counting portico, stair tower move to 13' where it touches the ground and breakfast area on rear reduced by 2.5' on first floor only leaving second floor cantilevered will remove the rear yard variance.

Applicant Vitale Feldman, 150 E Fairmount, Maywood, was affirmed. He stated he was good with the changes recommended by the Board. Floor opened and closed to property owners within and outside 200 feet with no comments.

On motion by A. Wenger, seconded by R. Morf, the application was approved with amendments and upon the receipt of public notice by R. Mondello.

Mosley, Leen, 46 Greenwich Drive – Application accepted and marked as Exhibit A-1. Applicant's contractor, Brian Adams of 11.9 Route 22, Mountainside, was sworn in. He stated existing garage to be converted to add a bedroom and garage to be in rear. On questioning by Board, applicant Leen Mosley was affirmed and said she wanted to turn the garage into living quarters with bathroom off of it because she needed more room. Windows in proposed garage aesthetically pleasing but could be transferred into an apartment. Applicant advised it would be in the resolution that garage could not be made into an apartment or bedroom.

No comments from property owners within 200 feet. John Smith, a property owner outside 200 feet, questioned why this applicant was required to have a garage and another one in the past did not. A. Wenger remembered the previous application and said because the other one requested it in their application and this one did not. R. Mondello advised applicant that if they wished to convert new garage in the future, they could come before the Board.

Board engineer said seepage pit needed but a small one with new and old leaders to go into it. Applicant okay with that.

On motion by A. Wenger, seconded by S. Berger, application approved with amendments.

On motion by S. Berger, seconded by B. Deanna, the stipend to the Board attorney, Ronald Mondello, was increased to \$300 a meeting retroactive to January 1, 2016. There has not been an increase in a number of years and this will also keep up with current fees paid by other towns.

Respectfully submitted,
Joan Compton, Clerk

Next meeting April 4, 2016.