

RECEIVED
BERGENFIELD ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES – September 12, 2016

Meeting opened at 8:10 p.m. by S. Stein, chair, with pledge of allegiance and in accordance with sunshine law. The meeting was held at the Bergenfield Public Library since the Dumont Municipal Court was in session at the Bergenfield Municipal Building.

Resolution to approve absence of following members approved: Amnon Wenger and Rafael Marte.

Roll call:

Shimmy Stein – present	Rafael Marte, 2 nd alternate- absent
Richard Morf - present	Ronald Mondello, Esq. – present
Steve Madsen – present	Remington Vernick & Arango Engineers:
Buddy Deauna – present	David Gleassey - present
Richard Daly – present	Charles Steinel, Council liaison – absent
Sara Berger – present	_____, Planning liaison - absent
Amnon Wenger – 1 st alternate – absent	

MINUTES – Minutes of August 1, 2016 were approved on motion.

COMMUNICATIONS – None.

PUBLIC COMMENT – None

RESOLUTIONS

Church Street Bergenfield Associates LLC, 90 West Church Street – Held for October 31, 2016 meeting at the request of the applicant.

Horowitz, 427 Greenwich Street – Resolution approved as submitted on motion by S. Berger, seconded by R. Daly.

Kirschenbaum, 35 Regent Street – Resolution approved as submitted on motion by R. Morf, seconded by B. Deauna.

Baptist, 170 Vreeland Avenue – Resolution approved as submitted on motion by R. Daly, seconded by S. Berger.

OLD BUSINESS - None

NEW BUSINESS –

Chang, 392 & 400 S. Washington Avenue – Applicant to go before Site Plan Committee September 19th and then come to this Board October 31, 2016.

Alloro (Johnny Juice), 65 Woodbine Street – Application to operate a juice processing business. Applicant was represented by _____ Capizzi, Esq. who was advised the application was deficient. If the attorney wanted to argue that it was complete, that could be done at the end of the meeting.

Saks, 25 Highgate Terrace – Application deemed complete and marked as Exhibit A-1. Lawrence Quirk accepted as architect. He explained there is a 2-story home with attached garage and that the applicant needed a first floor bedroom for parents while visiting. Part of the garage would be changed to a bedroom and keep a one car garage. _____ bedroom

upstairs. Non-conforming side to extend to back improved lot. Basement to stay as it is. Board engineer okay with seepage pit and 2 existing sump pumps.

Floor opened and closed to property owners within and outside 200 feet with no comments.

On motion by R. Morf, seconded by B. Deauna, the application was approved as amended.

Eizikovitz, 47 Greenbriar Street – Application deemed completed as marked as Exhibit A-1. Applicant wants to add a front porch because no sidewalk. Front yard setback from 26 to 19.9; side yard non-conforming to continue; lot coverage _____. Two seepage pits and one pump are to be checked to make sure in working order. Paver driveway and walkway. Applicant agreed porch to remain open.

Floor opened and closed to property owners within and outside 200 feet with no comments.

On motion by R. Daly, seconded by S. Berger, the application was approved as amended.

Meva, 12 McKinley Place – Application deemed incomplete – public notice published in Record required. Application held to October 31st with no need to send out notices again. Diego Vidal spoke.

Walsh, 148 Bradley Avenue – Application deemed complete and marked as Exhibit A-1. Applicants advised they have a brand new kitchen and want to erect a deck off of dining room. Currently a concrete patio is there. Applicant agreed to remove concrete and put in gravel and were assured it would not cause flooding. Board engineer said in a flood zone but this is not a problem and that no seepage pit needed. Deck 4' above ground and no one can walk under it.

Floor opened and closed to property owners within and outside 200 feet with no comments.

On motion by R. Daly, seconded by S. Berger, the application was approved as amended.

OTHER BUSINESS – None

Meeting adjourned at 8:50 p.m. on motion.

Respectfully submitted,

Joan Compton, Clerk

Next meeting October 31, 2016