

[Type here]

draft copy

BERGENFIELD ZONING BOARD OF ADJUSTMENT  
RE-ORGANIZATION and REGULAR MEETING  
MINUTES – October 31, 2016

Meeting opened at 8:25 p.m. by S. Stein, chair, with pledge of allegiance and in accordance with sunshine law.

Resolution to approve absence of following members approved: S. Berger and R. Morf.

The Chair advised that Richard Daly has resigned from the Board since he is moving out of town. Thanks were expressed for the time he has given serving on the Board and that he will be missed.

Roll call:

Shimmy Stein – present  
Richard Morf – absent (e)  
Steve Madsen – present  
Buddy Deauna – present  
Sara Berger – absent (e)  
Amnon Wenger – 1<sup>st</sup> alternate – absent

Rafael Marte, 2<sup>nd</sup> alternate- present  
Ronald Mondello, Esq. – present  
Remington Vernick & Arango Engineers:  
David Gleassey - present  
Charles Steinel, Council liaison – absent  
\_\_\_\_\_, Planning liaison - absent

MINUTES – Minutes of September 12, 2016 were approved on motion.

COMMUNICATIONS – None.

PUBLIC COMMENT – None

RESOLUTIONS

**Church Street Bergenfield Associates LLC, 90 West Church Street** – Held for November 7, 2016 meeting at the request of the applicant.

**Saks, 25 Highgate Terrace** - Resolution approved as submitted on motion by A. Wenger, seconded by B. Deauna.

**Eizikovitz, 47 Greenbriar Street** - Resolution approved as submitted on motion by S. Stein, seconded by R. Marte.

**Walsh, 148 Bradley Avenue** - Resolution approved as submitted on motion by B. Deauna, seconded by A. Wenger.

OLD BUSINESS - None

NEW BUSINESS –

**Alloro (Johnny Juice), 65 Woodbine Street** – Held for November 7<sup>th</sup> meeting.

**RDEE Properties, LLC 380 S. Washington Avenue** – Held for November 7<sup>th</sup> meeting at the request of applicant's attorney since only 5 members available tonight.

**Meva Contracting, 12 McKinley Place** – Application deemed complete and marked as Exhibit A-1. Chris Blake gave his credentials and was accepted as architect representing applicant. He described the property and the fact that the house is small. Applicants wants to put on addition with garage and rooms above. Variances sought for side yard setbacks. Owner Diego Vidal was sworn in and said he wanted to add on to house because he has a daughter and dog now and may have more children. Applicant agreed to seepage pit per recommendation of Board engineer.

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

On motion by A. Wenger, seconded by R. Marte, the application was approved as amended.

**128 Wilbur Road LLC, 128 Wilbur Road** – Application deemed complete and marked as Exhibit A-1. Jordan Rosenberg gave his credentials and was accepted as architect representing applicant. He explained that the applicant wanted build a new single family residence and that it would be good for the neighborhood. It is a corner property with Quincy Street. Variances requested include improved lot coverage of 42.7% less than currently there but more than 40% allowed. Front yard setback of 19.2 feet requested where 25 feet required but it include an open porch, to house 26 feet setback. Side yard setback requested is 10 feet where 15 feet is required with combined side yard setback requested is 15.8 feet where 20 feet is requested. Lot coverage down to 42% because pavers being used for driveway and patio.

Owner \_\_\_\_\_ Gefund was sworn in and advised he has 5 children and needs more room. Property is a corner lot.

Board and engineer advised about correct drainage system that must meet engineer's approval. Seepage pits already included on plans. Variance also needed for second curb cut which owner requested to park another car.

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

On motion by A. Wenger, seconded by B. Deauna, the application was approved as amended.

**HCC Realty, LLC, 392 & 400 S. Washington Avenue** – Application deemed complete and marked as Exhibit A-1. Mark Madaio accepted as attorney representing applicant. He stated that there are 2 structures on the site the one on the south was a dry cleaner which will be torn down. Applicant wants to erect a building on the same footprint with a 900 s.f. retail space and two garages with 2 one-bedroom apartments on second floor. Garages for their use only and no additional parking provided for apartment tenants on premises. Building is higher but still conforming. Expansion of non-conforming use requested but most of Washington Avenue is that way with apartments over retail on first floor.

Variances being sought are: front yard setback now 1.8 requesting 5.8; rear yard setback no change at 25.30; side yard setback 0 – ½ with combined side yard from 6.3 to 6.8; improved lot coverage 78.17 to 77.33; building coverage 35% to 30%; parking spaces 16 to 18 where 19 required; residential non-conforming. Parking for apartments limited to one space.

Michael Hubschman accepted and sworn in as engineer. Exhibits A-2, -3, A-4. He stated the dry cleaner currently there would be demolished after stage 1 testing; parking lot repaved; new curbing; new retaining wall above parking lot in rear and fencing; new sidewalks; water runoff to drainage pit in rear with front going onto the street. Garbage collection picked up by town. Parking on north side the same. There is a handicap spot. Owner will rent only to permitted retail per town ordinance.

Floor opened and closed to Board members with no questions.

Floor opened to property owners within and outside 200 feet. What safety measures being taken re demolishing dry cleaner. What about vermin? Snow removal or put where? When will this all begin? Property owners advised that the building cannot be destroyed till it passes environmental stage 1 which is all done by a remediation company who is an environmental specialist. If needed after tests are done, stage 2 will be done. All tests are public record and will be available in the building department when completed.

Russ Stuben was sworn in as property manager. He stated they have been working with an exterminator and that all garbage will now be in new trash cans inaccessible to vermin which will help the problem. Trash is picked up at the curb on South Washington Avenue by the town. Snow pile or removal is same as past and has caused no problems. Mr. Stuben agreed to talk to tenants who are in the building on the north relative to any other problems. Mr. Hubschman said work should begin in January or February of 2017. Floor closed to property owners within and outside 200 feet.

Board engineer okay with everything as long as applicant complied with state and county requirements. Applicant agreed.

On motion by A. Wenger, seconded by R. Marte, the application was approved as amended.

**OTHER BUSINESS** – None

Meeting adjourned at 10:20 p.m. on motion.

Respectfully submitted,

Joan Compton, Clerk

**Next meeting: November 7, 2016**