

BERGENFIELD ZONING BOARD OF ADJUSTMENT
MINUTES – FEBRUARY 6, 2017

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.

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

Roll call:

Shimmy Stein – present
Richard Morf – present
Steve Madsen – present
Sara Berger – absent (e)
Charles Steinel – present
Rene Palma – present
John Smith - present

Amnon Wenger – 1st alternate – present
Delvis Garcia – 2nd alternate absent
Ronald Mondello, Esq. – present
Remington Vernick & Arango Engineers:
David Gleassey - present
Arvin Amatorio, Council liaison – absent
_____, Planning liaison - absent

MINUTES – Minutes of January 9, 2017 were approved on motion.

COMMUNICATIONS – None.

PUBLIC COMMENT – None

RESOLUTIONS

Yunger 72 Norfolk Street – On motion by S. Stein, seconded by R. Morf, the Resolution was approved as submitted.

OLD BUSINESS

Alloro (Joni Juice), 65 Woodbine Street – Held for March 7, 2017 meeting.

Samiron Group, 30 McDermott Place – Application approved as submitted and marked as Exhibit A-1. Eliot Urdang, Esq., representing applicant, stated the building is a commercial building and is located on the corner of McDermott and W. Englewood Avenues. McDowell to railroad is one block. Applicant does a lot of governmental work and needs more work space and atrium and entrance on the other side of building.

Mr. Bogert, Vice President of Planning for Samiron for 5 years, was sworn in. He said Samiron has two other places in Bergenfield and hires a lot of locals. Atrium side is needed for more space for a waiting room; other side need morespace for making house supplies for military. They have 32 employees and will move other employees from other sites and will have 35-40 employees. Number of employees will not change. Parking for 32 where 55 required with 2 for guests and 1 handicap. Number of people live in area and walk to work. Not generating additional people to use. Addition is a central usage and will reduce traffic in town. Floor opened and closed to property owners within 200 feet with no comment.

Michael Hubschmann sworn in as engineer. He showed colored map where an additional 4 spaces can be added making a total of 36 so there will be 3 designated for visitors and 1 handicap. There is a business across McDermott that has its own parking and doesn't use the street.

On questioning by Board, Board engineer advised seepage pits not necessary. They could just connect to what is there already to flow off roof. McDermott setback of 10 feet is already there and building on West Englewood up to property line would be okay because where located. Applicant asked about dumpster and snow removal advised small dumpster right on McDermott and an employee with snow plow pushes snow to rear. It did not block any parking because plenty of space between parking areas.

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

On motion by J. Smith, seconded by C. Steinel, application approved as amended.

NEW BUSINESS

Brandstatter, 55 Addison Road - Application approved and marked as Exhibit A-1. Mr. Madros of Imagen Architecture LLC gave his credentials and was accepted as architect. He described the non-conforming house on the corner of Maiden Lane as having 3 bedrooms, 2 ½ bathrooms. Variance requested is side yard on left where 7 feet required, currently at 4.5, requested 4.4. Six people residing there now and more room is needed.

Floor opened to Board. It was questioned with additional lot coverage was a seepage pick required. Any water overflow will be taken care of by a seepage pit. Air conditioners on side of building too close to neighbors. One a/c already there and this would add a second. Could that one be shifted to the rear. Architect submitted photos of residence and neighbors taken by owner last week as Exhibit A-2.

Owner, Mrs. Brandstatter affirmed and stated a/c units in back would not be a good location because of children playing back there.

Board engineer asked about placement of a/cs and he said they were not a permanent structure. R. Mondello agreed and could find no ordinance preventing them from being installed on the side.

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

On motion by A. Wenger, seconded by C. Steinel, application approved as amended.

OTHER BUSINESS – None

Meeting at 9:20 p.m. on motion.

Respectfully submitted,

Joan Compton, Clerk

Next meeting: March 6, 2017 at the Bergenfield Municipal Building.