

BERGENFIELD ZONING BOARD OF ADJUSTMENT
MINUTES – JANUARY 9, 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

ELECTIONS AND APPOINTMENTS

Chair – Shimmy Stein – motion by A. Wenger, scnded by R. Morf approved.
Vice Chair - R. Morf motion by S. Stein, seconded by A. Wenger approved.
Secretary A. Wenger – motion by S. Stein and seconded by R. Morf approved.
Clerk – J. Compton – motion by R. Morf seconded by A. Wenger approved.
Attorney R. Mondello - motion by R. Morf seconded by A. Wenger approved.
Engineer - Remington Vernick & Arango - motion by R. Morf seconded by S. Madson approved.
Site Plan Board liaison – R. Morf
Planning Board liaison – A. Wenger.
By-Laws: Motion by S. Stein, seconded by R. Morf, approved.

MINUTES – Minutes December 5, 2016 were approved on motion.

COMMUNICATIONS – None.

PUBLIC COMMENT – Chair advised that Charlie Blumeling, who was a regular attended and former member of the Board, passed away. Charlie new his stuff and kept us honest. He will be missed.

RESOLUTIONS

RDEE Properties, LLC (Verizon Wireless), 380 S. Washington Avenue – On motion by S. Stein, seconded by A. Wenger, the Resolution was approved as submitted.

OLD BUSINESS - None

NEW BUSINESS –

Alloro (Joni Juice), 65 Woodbine Street – Held for February 6, 2017 meeting.

Samiron Group, 30 McDermott Place – Held for February 6, 2017 meeting.

Yunger, 72 Norfolk Street - Application approved and marked as Exhibit A-1. Chair stated variances being sought were for front yard setback (house 25’ with addition of porch 21’), lot coverage (30.67%) and improved lot coverage (currently 42.3% reduced to 36.54%).

Jordan Rosenberg gave credentials and accepted as architect. He stated improved lot coverage reduced because applicant to install pavers in driveway and walkway. Seepage pit(s) will be installed in accordance with Board engineer. Applicant will comply with all requests in

engineer's letter of January 6, 2017. Home is being enlarged for family use; it fits in with the neighborhood; porch will be covered but not used as living space. Engineer advised chimney encroaches on side yard for 1'2". This will be included in Resolution if application passes. No improvements to be made to basement.

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

On motion by A. Wenger, seconded by R. Morf, application approved as amended.

OTHER BUSINESS – None

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

Respectfully submitted,

Joan Compton, Clerk

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