

BERGENFIELD ZONING BOARD OF ADJUSTMENT  
MINUTES – JUNE 5, 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.

Roll call:

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

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

**MINUTES** – Minutes of May 8, 2017 were approved on motion.

**COMMUNICATIONS** – None.

**PUBLIC COMMENT** – None

**RESOLUTIONS**

**Alloro (Joni Juice), 65 Woodbine Street** – On motion by J. Smith, seconded by S. Berger, the Resolution was approved as submitted.

**OLD BUSINESS**

**Abdelhamid, 217 Phelps Avenue** - Applicant advised building department he isn't ready to proceed. Ms. Villareal of 214 Phelps questioned the amount of people living there and was referred back to Harry Hillenius in the building department. On motion by J. Smith, seconded by R. Morf the application was dismissed without prejudice.

**NEW BUSINESS**

**Adoni, 45 Maiden Lane** – Application was deemed complete and marked as Exhibit A. Jordan Rosenberg was accepted as architect and stated applicant wanted to make a substantial addition requiring one variance on secondary front yard setback on Greebriar Street. Applicant is a contractor and will not reside at residence.

On questioning by board, window wells will be used on windows on side yards and consequently no room for path. Applicant agreed that by reversing basement area with study area, placing study in rear between the air conditioner and patio and removing wells on both side yards. Rosenberg also agreed to correct plans to show 5'1" from 4'8" on side.

Board engineer David Greasey's letter of June 2, 2017 item 2 re seepage pit needed on Greenbriar side to prevent overflow; item 6 if a generator is to be installed, applicant to install in back of house; item 7 shed to be removed. Applicant agreed to comply with letter. D. Greasey also referred board to maximum lot coverage at almost 40% and suggested board should verify.

The floor was opened and closed to property owners within and outside 200 feet with no comments.

On motion by A. Wenger, seconded by S. Berger, application approved as amended.

**Schechter, Michael and Rachel, 86 Westminster Avenue** -Application was deemed complete and marked as Exhibit A. Nylema Nabbie, Esq. representing applicant. Sean McClellan, gave his credentials and was accepted as an engineer. He stated applicant wants to install an inground pool with variances – 5 feet from rear neighbor where 10 feet is required; building offset of 6.4 feet where 10 feet is required; and improved lot cover of 42% where maximum coverage allowed is 35%. The depth of the pool is 2½ feet to 8.3 feet. There will be a 6 foot high fence. The reinforced wall in the rear would be extended.

On questioning by the Board, applicant Rachel Schechter was affirmed, and said they have 5 children and needed a bigger pool (31 feet) rather than smaller (26½) as suggested by Board. Applicant felt it was safer with pool placed in direction and not flipped sideways which would make it 10 feet from neighbor. Board member suggested pavers rather than macadem for driveway but applicant wanted macadem for basketball. She was advised seepage pits needed will hold water from asphalt but would also be needed for pool water.

Applicant was asked if she wanted the Board to vote or did she want to consider suggestions from Board and was given a 5 minute break. Upon applicant's return, it was noted that there were no residents present but the board would have a hard time voting on speculation. It was asked by a board member if the applicant would prefer to have this matter held over to the next meeting with no re-notice required to allow them to decide what they wanted to do. She agreed and this matter will be on the agenda for the July 10<sup>th</sup> meeting.

**OTHER BUSINESS** – None

Meeting at 9:15 p.m. on motion.

Respectfully submitted,

Joan Compton, Clerk

**Next meeting: July 10, 2017 at the Bergenfield Public Library.**