

ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

MAY 11, 2009

The regular meeting of the Zoning Board of Adjustment for May 6, 2009 was opened and called to order at 8:00 PM by Chairman Ruhle.

Secretary Romero read Sunshine Act.

DOCKET #2009-4 JOSEPH ALTIERI, 496 COLUMBIA BLVD. APPLICANT WISHES TO BUILD A BUILDING WITH RETAIL BUSINESS ON FIRST FLOOR AND RESIDENTIAL USE ON SECOND FLOOR.

A-1 application

A-2 packet of notice materials & affidavit

A-3 Tax certificate

A-4 Appeal from Paul Clemente

A-5 Site Plan of Charles Osterkorn 5 Sheets

A-6 Architectural Elevation – floor plans

A-7 Neglia's Report

Variance's needed-

Parking – buffer fro residential zone, 248-60(3) parking along buffer.

Jeffery Magnusson has to step down – his house was built by Mr. Altieri.

Otto J. Scarbo attorney for Angelo & Angela Bove 492 Columbia Blvd.

Joseph Donato was sworn in licensed architect. Please review plans A-1 each floor level. We tried to make a building that would fit in the residential & commercial area. The building is set back. There will be 3 doors, middle door will go to the apartments and each office will have a separate door.

The apartments will have one bedroom two bathrooms; underneath office space is cellar for utilities. Vinyl siding and brick face. 43'9"X46' is the building size. The building was set back so the parking in front could be used.

BOARD QUESTIONS: NONE

Council – beginning part of space will be open the cars will be parking by his living room window. I don't know how far exactly.

PUBLIC QUESTIONS:

Jean Zevzavadjian – Jean Roberts Realty you're not encroaching on any property. No. Your property goes up to my property line? Yes.

Diane Lombardo – 484 Columbia Blvd. speaking for parents how tall will this building be? Ground to gutter line 20feet to peak of roof 30 feet.

Mauro Allegretta – 499 Wood-Ridge Ave. question for engineer.

Charles Osterkorn – Civil Engineer/licensed surveyor

Site Plan SP1 R-1 Zone there are several mixed uses adjacent to the property. SP2 existing conditions with in 3.6 feet to 492 Columbia Blvd. entire lot are paved on NE corner there is an easement and a beacon for Teterboro Airport. SP3 proposed building 10 feet off sides 5 feet off rear and 54 feet off front yards. New curbing will be added, 9 parking spaces including one handicapped and one additional for dumpster. A seepage pit will also be put in.

We are also adding a 4 foot fence in the rear of property to secure dumpster. Landscape plan 11 foot planting area from sidewalk to front along vinyl fence various landscaping materials. The rest will be mulch or seeded.

The pole light could stay or we could put lights just on front of the building. I feel the existing pole should be eliminated to help the neighbors.

BOARD QUESTIONS:

Ruhle – the parking lot now has 22 space not restricted, so you could park a car next to neighbors property. There is a 2 or 3 foot grade change you are lower. Yes. Across the entire property is a range from 2 to 6 feet. Head in parking should only be allowed. The applicants went out of their way to make it look like a residential complex.

Stimple – Can we review Neglia's letter.

A-8 Police memo

A-9 health memo

Neglia's letter – stop bar and stop sign, handicapped ramp will all be included. Total parking required 12 we figured 11.

The Altieri's have said they are going to make this building as green as they can for our area.

Deinhardt- you are proposing a 4 foot fence, you can put up a 6 foot fence in that area. What ever the neighbors would like we will do.

Reiter- What was there prior to parking lot? Gas station.

Council – The property adjacent to the space is 492 Columbia Blvd.? Yes. What is the distance between the fence and the property? 4.3 feet. And the equipment you're going to use is it going to be going on my client's property? No.

Jean Zevzavadjian – there is a lot of parking there now because the bank is closed; this will change when it opens again. And the doors in the rear of the property are for what? Two rear doors are for emergency use only.

Ron Mercier- corner property Moonachie Ave. and Hackensack St. What type of business are the offices going to be used for? Professional offices only.

Diane Lombardo – What would the office hours be? I don't think they would be late at night.

Do the owners intend to keep or sell the property? We are going to keep it. We are going to try to conform to the area we would like to rent out the office space. We are going to use energy efficient appliances and HVAC units will be on the eastside. We could have built a box on stilts with parking underneath but we didn't want to. We wanted it to fit in with the community.

Morro Allegretta -- the distance from your building to my property line is 5 feet? Yes I would like more room that is very tight.

CLOSED TO PUBLIC

PUBLIC COMMENTS: NONE

Mr. Scarbo – You have a difficult decision to make on this property, the applicant wishes to change the R-1 Zone of Columbia Blvd. my client wants to keep it the way it was.

Mr. Crook- The applicant chose a design that would appeal to the neighbors. I don't think the car lights would be in their windows we are 4 feet lower and they would have a basement which would be higher then the parking area. In the RB Zone business is permitted not residential.

BOARD DISCUSSIONS: They could park large trucks there now if they wanted and they could it is their property. I think this is a much better idea. I think it should be head in parking, low lighting on building with a 6 foot fence in rear of property.

Motion: Mr. Reiter made a motion to accept the application for D-variance, C-variance rear yard set back, buffer strip and numbering of parking stalls and size of stalls. seconded by Mr. Daleo. Rollcall: 6 AYES

DOCKET #2009-2 MR. & MRS. MONACO, 344 MARLBORO RD. APPLICANTS DEMOLISHED 2 CAR GARAGE WITH OUT PERMISSION AND WITHOUT OBTAINING PERMIT AND HAS AN APPLICATION TO INSTALL INGROUND POOL.

A-1 letter of denial Paul Clemente and application, memo deeming complete

A-2 Notice material & affidavit

A-3 Police Memo

A-4 Fire Memo

A-5 Bd of Health memo

A-6 Pictures a-m

They did take the garage down with out a permit they are trying to fix that. The pool permit could be issued should the zoning official agree they are with in the regulations.

1. should building dept. issue permit for demo so they could be in compliance?
2. no demo permit will be issued unless another garage is put up.

Louis Monaco was sworn in. The garage was in disrepair which you can see by the photos. It was about to fall down. My driveway doesn't even meet my garage.

BOARD QUESTIONS:

Deinhardt – we are considering a request to approve the zoning officer's denial? Yes.

Motion: Mr. Reiter made a motion to accept application requesting the issuance of demolition permit for structure (garage) and issuance of permit for construction of in ground pool subject to any zoning restrictions, seconded by Mrs. Barbire.

Rollcall: 7 AYES

DOCKET #2009-3 ROBERT CONCATTO, 722 ANDERSON AVE. APPLICANT WISHES TO OPEN AUTO REPAIR AND SEAT REPAIR SHOP.

Motion: Mr. Daleo made a motion to accept the resolution, seconded by Mr. Magnusson.

Rollcall: 7AYES

Minutes: Mr. Reiter made a motion seconded by Mr. Newsome to accept the minutes.

Rollcall: 7 AYES

Motion: Mr. Magnusson made a motion to adjourn seconded by Mrs. Barbire.

Rollcall: 7 AYES. .