

ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

AUGUST 4, 2010

The regular meeting of the Zoning Board of Adjustment for August 4, 2010 was opened and called to order at 8:00 PM by Mr. Ruhle.

Secretary Romero read Sunshine Act.

Rollcall: Reiter, Williams, Deinhardt, Daleo, Attorney Kimball Absent: Ruhle, Barbire, Absent: Newsome and Affuso

DOCKET #2010-6 MR. & MRS. EDWARD MARINO, 111 9TH ST. APPLICANT WISHES TO MAKE THE HEIGHT OF DECK NINE FEET.

Motion: Mr. Reiter made a motion to accept the resolution, seconded by Mr. Williams.

Rollcall: 2 Ayes 5 Abstain

DOCKET #2010-6 MR. & MRS. MARCELLO ESPOSITO, 455 COLUMBIA BLVD. APPLICANT WISHES TO INSTALL AN ABOVE GROUND POOL INTO FRONT YARD SETBACK.

Motion: Mr. Reiter made a motion to accept the resolution, seconded by Mr. Williams.

Rollcall: 2 Ayes 5 Abstain

DOCKET#2010-7 MR. DANIEL WONG, 277 HACKENSACK ST., APPLICANT WISHES TO ERECT A SECOND LEVEL RESIDENTIAL APARTMENT SPACE IN A RETAIL BUSINESS DISTRICT.

A-1 Memo Paul Clemente deeming complete

A-2 Notice packet

A-3 Police Memo

A-4 Fire Memo

A-5 Neglia Report

A-6 Ken Nelson report

A-7 Survey

A-8 Quirke Arch Plans 4 sheets dated 8/4/2010

A-9 Small set of plans dated 6/11/2010

Mark Muscella attorney for Mr. Wong your expert Mr. Quirt drew up plans or me (Kimball) a few years ago. Does anybody have any conflict? Mr. Muscella has no concerns so waived.

A-10 Poster Bd w/photo color of property

Appl. By Daniel Wong and his Company 277 LLC. We are seeking a D variance located @277 Hackensack St. it has been a laundry mat for many years. The permitted use is going to be continued by the new tenants by BBRC. There has been an apartment in the

rear of the property under the prior ownership which is a non conforming use. We would like to expand a non-conforming use which is why we are in front of the board. Mr. Wong would like to add \$ one bedroom apartments to that location. On that block there are 3 similar buildings that have apartments above with stone fronts (D'Amici, Jahn's and Justin's Restaurant) so we are keeping with the zoning plan. There is no expansion of the foot print, just adding a second level which will be less than 30 feet in height.

Kimball -D-Variance requires 5 affirmative votes not majority

There is also an adjoin dance studio which is conforming. The laundry mat will be operating the same but modification – upgrades and esthetics. Mr. Emmanuel Napier was sworn in he is going to be the laundry mat owner. You are going to go in and open a laundry mat that was their prior. I never had a laundry mat before I had a night club and gymnastic gym and I now work at land Rover as a leading sales man. We plan on new paint new dryers and washers etc. No structural changes. We plan on investing \$200,000 to \$250,000 into this property.

We plan on coming by once a day to check on the business. Maintenance will be done on the machines 7-10 at night which is when the last owner did his so we plan on keeping that schedule. Parking we don't need – we will only be there 2 hours a day and I would park further away so customers could park close.

Ruhle- he does not need a variance to operate there. Neither you nor your partner would be there we would have 2 full time attendants there doing split shifts. Is there and provisions in the lease for on site parking. Yes.

Nelson – Does your lease allow you use of the basement? Yes.

OPEN TO PUBLIC:

Linda Mulcair – my concern is the parking.

CLOSED TO PUBLIC

Daniel Wong was sworn in. I own the property as well as several other properties in surrounding towns. We purchase properties and clean them up and make them work. Between my tenant and me we are going to invest \$500,000 into this property. The second floor is going to be 2600 to 2700 square foot. The second level we would like to go with stucco and a rood that is complimentary to the building. I want to put 4 one bedroom single professional not multiple bedroom so no families (no kids) that would put a burden on the town. 1 vehicle maximum per apartment. The dance studio renewed their lease for another 5 years and the new tenant has 5 year lease too. The existing apartment will be empty at the end of the month and have people interested in it.

Daleo -If all 5 people work in the city where are they going to park: So in the lease they have to leave by 8 am and e back in the lot by 10 PM.

Ruhle – I have concerns with schools at drop offs on Windsor Rd. and cars moving and kids getting dropped off for school lots of traffic backing up Windsor Rd.

Nelson – the existing apartment is 1 or 2 bedroom? 1 bedroom the apartment will be 650 square feet. I had concern with the density how did you decide on 4 and not 2 or 3 larger units? I only wanted single people in apartments so they are small.

OPEN TO PUBLIC

Linda Mulcair – the AC units and garbage dumpster will it be adequate? The dumpster that are there are the restaurant dumpsters and my tenants will not put out that quantity of garbage and a fence will be put around the dumpster and AC units by code. A car passing by a house will be louder then the AC units.

Deinhardt – Isn't there an alleyway? Yes 12 feet but it is a service road for dumpster pick up for the other businesses.

Laurence Quirk – 15 Union Ave. Rutherford Arch for applicant lice in 1984 I grew up in Wood-Ridge so I know the town. The existing bathroom window in existing apartment will be removed and a door will e put in with access to 2nd floor apartments. The materials will be aluminum is going to stay and 2nd floor will be stucco earth tones fiberglass shingles. The exhaust for the dryers are going to (a-1) to run to back of building and then up

A-8 (pg.A-1) handicapped parking will be adjacent to building 9'X19' 4 angled spaces 10'X12' space for mechanical with chain link fence it will be striped.

Positive Criteria – will look a lot better. Negative the board feels parking is a large problem

Any concrete that is damage will be repaired. In the basement there are going to be structure to be replaced for structure (beams) it is my opinion that the building can support a second floor and beams will be reinforced if needed.

BOARD QUESTIONS:

Ruhle- 16 tons of condensing units are going to make some noise. Is there anyway to put them on the roof? In the back corner and it would give you another parking spot. How long would this take to build? About a year.

Barbire- the laundry mat will be in use while construction is going on so no parking will be in use? For the first few months.

Nelson – the columns you are retaining them? Yes they are part of the structure they are pre cast piers. The building could be improved with out a second story. Wong – I don't think so with that flat roof.

The driveway is 18 feet wide and the handicapped space blocks half the driveway when used? Yes, I old keep daytime parking a nighttime parking. Maybe you should have fewer units upstairs. The whole bulk table should be on site plan.

OPEN TO PUBLIC

Linda Mulcair – taking the units and putting them on the roof will it be making the units louder? No the same. How do you feel that will affect the other business on the block having apartments on your building? It will help them our tenants will frequent their businesses.

CLOSED TO PUBLIC:

We are going to carry this application over to September 1, 2010.

Minutes: Mr. Daleo made a motion to accept the minutes, seconded by Mr. Williams.
Rollcall: 4 AYES 2 ABSTAIN

Motion: Mr. Reiter made a motion to adjourn seconded by Mrs. Barbire.
Rollcall: 6 AYES.