

ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

SEPTEMBER 1, 2010

The regular meeting of the Zoning Board of Adjustment for September 1, 2010 was opened and called to order at 8:00 PM by Mr. Ruhle.

Secretary Romero read Sunshine Act.

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

Absent: Williams, Barbire

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

Mr. Wong has asked to be carried over to October 6th. The Board has no problem with being carried over.

DOCKET 2010-8 207-209 HACKENSACK ST., APPLICANT WISHES TO ERRECT A SIGN ON THE BUILDING THEAT EXCEED THE HEIGHT REQUIRED IN THE ORDINANCE.

A-1 Memo Paul Clemente deeming complete

A-2 Notice packet

A-3 Police Memo

A-4 Fire Memo

Building permit was denied for the size of the signs. There are four signs, one on the front two on the side and one on the rear. C-variance hardship variance the building is much taller then many others in town. This is why you want the signs to be larger.

Angela Ryan was sworn in from Bergen Sign Company, sales Rep/designer. Did you prepare the plans? Yes

Pg 2 (A-1) sign #1 north elevation 2'6X12' illuminated box sign. The 2 foot signs ere lost on the building page 3 south elevation, sign #2 3foot in height we taped it off with tape to measure sign #3 on wall facing corner they wanted to use stacked logo there. Pg. 4 just shows main entrance doorways with entrance and hours. Page 4 next sign facing Hackensack St. same as other side so they match last page which are directional signs.

Ruhle – the signs were based on what clients need as well as what would work on the building. What do you propose for the lights of the signs? 24 hours a day.

BOARD QUESTIONS: NONE

OPEN TO PUBLIC:

Michele Hitchner – 216 Hackensack Street was sworn in. Is there any time that the sign would be off? No, it is lit up but not with high wattage. It is back lit so it doesn't throw the lights on to the street.

CLOSED TO PUBLIC

Motion: Mr. Daleo made a motion to accept the application as presented seconded by Mr. Affuso.

Rollcall: 6 AYES.

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

Rollcall: 6 AYES

Motion: Mr. Reiter made a motion to adjourn seconded by Mr. Newsome.

Rollcall: 6 AYES.