

ZONING BOARD OF ADJUSTMENT

REGULAR MEETING

December 3, 2010

The regular meeting of the Zoning Board of Adjustment for December 1, 2010 was opened and called to order at 8:00 PM by Mr. Ruhle.
Secretary Romero read Sunshine Act.

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

DOCKET #2010-9 SEAN MCMANUS, 551 UNION AVE. APPLICANT WISHES TO INCREASE HIS DRIVEWAY WIDTH 248-6D

The Board acted with the impression that your application was a D-Variance because of your non-conforming 2 family. I see a straight forward bulk variance for a driveway which would be a C-Variance. Now the vote was 4-3 but they thought they were voting for one type of variance and because you had a public in attendance they need to be informed.

You would have to renotice everyone on your variance list and advertise in the paper. The Board will reconsider your application considering your variance is a bulk variance or C-Variance to be heard on January 5, 2011.

DOCKET #2010-10 DOMINICK PEPE 435 WOOD-RIDGE AVE. APPLICANT WISHES TO DEMOLISH EXISTING GARAGE IN REAR AND BUILD NEW GARAGE ATTACHED TO HOUSE, NEW GARAGE ENCROACHES INTO SIDEYARD SETBACK.

Dominick Pepe sent a letter requesting to be carried over to January 5, 2011 because he needs to hire a new architect.

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-11 revised plans dated 10/1/2010

Mr. Quirk will explain the revisions. The laundry mat will have no off street parking.

The lease for the apartments will state they only have parking for one car.

The changes being made to the parking area we will install a 6 foot high fence along the existing guard rail. We have taken all the AC compressors and moved them to the roof so we have given more space in the parking lot. A 3'X6' trash container which will be hidden behind a 6 foot fence.

The legends were added to the plans showing 4 dwellings on the 2nd floor and one on the main floor and parking stall requirements.

A-2A Birds eye view of new roof – hip roof and gable roof.

A-4 shows how you won't see the 7 condensers.

A-12 color photos of the look of the building

There will be 6 parking spaces he needs 5 for each of his apartments to have 1 space each. (9'X19')

Reiter- how large is the parking area? How are the spaces going to be? 4 along the fence and 2 along the building. I would suggest you number the spaces and the tenant on the first floor should use the ones along the building.

How long will this project take? 6 to 8 months. Will you be blocking off Hackensack St. No. The framing will take a few weeks. We would like to start in March/April.

The laundry mat is just waiting for a CO if they get it this week they will open this weekend.

Ruhle we can see how it would be a positive criteria. But the negative criteria would be an active parking lot now it is a business parking lot but when it goes residential it will have morning activity.

While the construction is going on we will use the parking lot as much as possible. Once framing is done we can store the materials in the building.

OPEN TO PUBLIC:

CLOSED TO PUBLIC:

The applicant has to decide if they want it to go to a vote tonight because it is a D-Variance so you need 5 votes and have only 6 members present.

Mr. Wong has chosen to vote tonight.

Motion: Mr. Daleo made a motion, seconded by Mrs. Barbire to accept the amended application for a D-Variance and bulk variance presented. Roll Call: 6 AYES

Minutes: Mr. Reiter made a motion to accept the minutes, seconded by Mrs. Barbire. Rollcall: 6 AYES

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