



Zoning Board of Adjustment

December 17, 2014

Meeting
(Minutes)

Prepared by:

Paul Demarest

◆ **OPENING REMARKS** (Commenced at 8:11pm) ◆

◆ **PLEDGE OF ALLEGIANCE** ◆

◆ **ATTENDANCE** ◆

Present

Joseph Bianco, RA/PP- Chairman
Mitchell Monaco
Antranig Ouzoonian, PE
Thomas Hennessey
Michael Kafer, Esq.- Alternate #1
John Galluccio, Esq.- Alternate #3
Phillip Kwon, Esq.- Alternate #4
Leonard Sinowitz- Zoning Officer
Michael Kates, Esq.- Board Attorney
Jeffrey Morris, PE- Board Engineer
Paul Demarest- Board Coordinator

Absent

Steven Freesman, Esq.- Vice Chairman
Theodore West, DDS- Secretary
Heena Dhorajia, EIT
Joan Marks- Alternate #2
Arthur Dolson- Council Liaison

◆ **CORRESPONDENCE** ◆

Due to the absence of Secretary West, a motion was made by Mr. Ouzoonian and seconded by Mr. Monaco, to have Mr. Hennessey read mail received by the Land Use Department into the record. The motion passed by acclamation.

In anticipation of amendments to be made to the Board's By-Laws, Mr. Kafer suggested that Borough officials (department heads) should be required to provide commentary on pending applications, in particular, those non-residential projects affecting traffic/pedestrian safety; he noted that the Police Department has a public safety officer tasked with such matters. Chairman Bianco said the Department tends to do such an analysis from an enforcement, not technical, perspective. Mr. Kates reminded that the Board, as a matter of course, does not receive administrative comments from all Borough agencies when requested; he noted that at Work Sessions, the Subcommittee should reiterate the value of such comments, and a memo should be distributed to the relevant persons to solicit such review. He believed, however, that the implementation of such a procedure did not warrant a change to the By-Laws. Mr. Morris explained that the Police Department, when reviewing traffic issues, focuses on sight distances, turning lanes, proper signage, etc. whereas traffic engineering deals with volumes, gaps in traffic, performance, etc. as opposed to physical elements on the ground.

◆ **MINUTES** ◆

A motion was made by Mr. Kafer and seconded by Mr. Hennessey, to approve the minutes for the November 19, 2014 Meeting. The motion passed by acclamation.

◇SUBCOMMITTEE ASSIGNMENTS◇

December 24, 2014 Work Session: ***CANCELLED***;

◇MISCELLANEOUS◇

Chairman Bianco announced that Case #Z-2014-11 (265 Demarest Avenue/Gajera) would not be heard this evening due to a last-minute request to postpone by the applicant's attorney to the January 21, 2015 Meeting; he said the delay stems from the applicant contemplating a change to the type(s) of variance relief being sought.

◇OPEN TO THE PUBLIC◇

n/a;

◇MEMORIALIZATION OF RESOLUTION(S)◇

A motion was made by Mr. Hennessey and seconded by Mr. Ouzoonian, to memorialize the Resolution for Case #Z-2014-10 (39 Primrose Lane/Marzocca). The motion passed (4-0-0):
YES- Hennessey/Ouzoonian/Monaco/Bianco;

NO- n/a;

ABSTAIN- n/a;

A motion was made by Mr. Hennessey and seconded by Mr. Monaco, to memorialize the Resolution for Case #Z-2014-15 (50 Harvey Street/SRS05, LLC). The motion passed (4-0-0):

YES- Hennessey/Ouzoonian/Monaco/Bianco;

NO- n/a;

ABSTAIN- n/a;

◇CASELOAD◇

<p>Case #Z-2014-13 Carolyn Bruno 22 Jane Street (Block 1712/Lot 6) District #2- Residential B</p>

Case History

The applicant is seeking Bulk Variances for the as-built reconstruction of a deck at the subject property; the application was received September 2, 2014 and scheduled for the September 18, 2014 (Special) Work Session, at which time, it was perfected; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the

November 19, 2014 Meeting; being the applicant did not fulfill public noticing requirements, the case was postponed to the December 17, 2014 Meeting.

Representation

1.) Richard Moreno, 22 Jane Street, Closter, New Jersey;

Witnesses

#1: Richard Moreno, 22 Jane Street, Closter, New Jersey;

#2: Carolyn Bruno, 22 Jane Street, Closter, New Jersey;

Exhibits

A-1: 13 photographs depicting as-built deck in relation to adjacent properties, uncredited and undated;

A-2: revised Limiting Schedule worksheet clarifying existing/proposed bulk items;

A-3: pre-filed survey, prepared by Peter Troast, PLS and dated May 25, 1976;

Relief Sought

1.) Bulk Variance: building coverage (20% maximum allowed/28% provided);

2.) Bulk Variance: side yard <left-facing> setback (15' minimum required/4' provided);

Response to Prior Board and/or Subcommittee Requests

n/a;

New Board Requests

n/a;

Public Questions

n/a;

Public Comments

n/a;

Decision

A motion was made by Mr. Hennessey and seconded by Mr. Ouzoonian, to approve the application without conditions. The motion passed (7-0-0):

YES- Kwon/Galluccio/Kafer/Hennessey/Ouzoonian/Monaco/Bianco;

NO- n/a;

ABSTAIN- n/a;

Conditions

n/a;

◇ADJOURNMENT OF MEETING◇

A motion was made by Mr. Ouzoonian and seconded by Mr. Galluccio, to have the Board adjourn at 9:12pm. The motion passed by acclamation.
