



Zoning Board of Adjustment

April 20, 2016

Meeting
(Minutes)

Prepared by:

Paul Demarest

◇ **OPENING REMARKS** (Commenced at 8:10pm) ◇

◇ **PLEDGE OF ALLEGIANCE** ◇

◇ **2016 REORGANIZATION** ◇

Oath of Office

Full Member (New 4-Year Term Expires December 31, 2019): Kenneth Wasserman
Reappointed

Election of Officer

A motion was made by Mr. Daly and seconded by Ms. Dhorajia, to nominate Mr. Wasserman as Secretary of the Board. The motion passed by acclamation.

◇ **ATTENDANCE** ◇

Present

Joseph Bianco, RA/PP- Chairman
Kenneth Wasserman- Secretary
Heena Dhorajia, EIT
Dharamraj Baboo
Evan Elias
Richard Daly
Antranig Ouzoonian, PE- Alternate #1
Joan Marks- Alternate #2
Phillip Kwon, Esq.- Alternate #4
Jannie Chung- Council Liaison
Leonard Sinowitz- Zoning Officer
Daniel Steinhagen, Esq.- Board Attorney
Jeffrey Morris, PE- Board Engineer
Paul Demarest- Board Coordinator

Absent

Mitchell Monaco- Vice Chairman
Mindy Rothbaum- Alternate #3

◇ **CORRESPONDENCE** ◇

Secretary Wasserman read mail received by the Land Use Department into the record.

◇ **MINUTES** ◇

A motion was made by Mr. Ouzoonian and seconded by Mr. Elias, to approve the minutes for the March 16, 2016 Meeting. The motion passed (5-0-0):

YES- Kwon/Ouzoonian/Daly/Elias/Bianco;

NO- n/a;

ABSTAIN- n/a;

◇ SUBCOMMITTEE ASSIGNMENTS ◇

April 27, 2016 Work Session: ***CANCELLED***;

◇ MISCELLANEOUS ◇

Chairman Bianco reminded the Board members to electronically file their 2016 Financial Disclosure Statements to the State of New Jersey, noting the deadline to do so is April 30, 2016; he said any technical questions should be posed to Mr. Demarest.

In response to Secretary Wasserman, Mr. Demarest said he would inquire with the Borough's Information Technology (IT) Coordinator as to whether compact disc recordings made for absent Board members can be formatted so they can be played on Apple computers/devices as well as those equipped with Microsoft's Windows operating system.

Chairman Bianco suggested the Board members' monthly packets somehow be hand-delivered in the future to prevent delays that had recently occurred through mail service.

◇ OPEN TO THE PUBLIC ◇

n/a;

◇ MEMORIALIZATION OF RESOLUTION(S) ◇

A motion was made by Mr. Ouzoonian and seconded by Mr. Daly, to memorialize the Resolution for Case #Z-2014-18 (147 Closter Dock Road/Ro). The motion passed (4-0-0):

YES- Ouzoonian/Daly/Elias/Bianco;

NO- n/a;

ABSTAIN- n/a;

◇ CASELOAD ◇

<p>Case #Z-2016-03 Anthony & Rosemarie Iocco 155 Cedar Lane (Block 701/Lot 28) District #1- Residential A</p>
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Case History

The applicants are seeking Bulk Variances for the construction of an addition, front (open) porch, steps/landing and walkway at the subject property; the application was received March 7, 2016 and scheduled for the March 16, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the April 20, 2016 Meeting.

Representation

1.) Anthony & Rosemarie Iocco, 155 Cedar Lane, Closter, New Jersey;

Witnesses

#1: Jane Slavin, RA, JSA Architecture & Design Group, LLC, 200 East Erie Street, Blauvelt, New York;

Exhibits

- A-1: pre-filed survey and proposed condition plan, prepared by James Drumm, PLS, 22 Steep Hill Road, Blauvelt, New York and dated January 14, 2016 and February 23, 2016 respectively;
- A-2: 7 photographs depicting existing exterior conditions of subject and surrounding properties, prepared by Witness #1 via Google Earth and dated April 19, 2015;
- A-3: Borough tax map sheet #'s 5 (not pre-filed) and 7 (pre-filed) depicting lot depths of subject and surrounding properties, both dated 1990 and last revised March 2002 and April 2002 respectively;

Relief Sought

- 1.) Bulk Variance: front yard setback (37.60' minimum required/31.70' provided);
- 2.) Bulk Variance: building coverage (20% maximum allowed/23.03% provided);
- 3.) Bulk Variance: impervious coverage (30% maximum allowed/32.13% provided);

Response to Prior Board and/or Subcommittee Requests

- 1.) applicants provided Exhibit #A-1 on 1 page;
- 2.) applicants provided existing cellar plan to remain as is;

New Board Requests

n/a;

Public Questions

n/a;

Public Comments

n/a;

Decision

A motion was made by Secretary Wasserman and seconded by Mr. Daly, to approve the application. The motion passed (7-0-0):

YES- Ouzoonian/Daly/Elias/Baboo/Dhorajia/Wasserman/Bianco;

NO- n/a;

ABSTAIN- n/a;

Conditions

- 1.) revise architectural drawings so that proposed vinyl siding is indicated on elevation pages (notation is within wall section detail only);

**Case #Z-2015-05
Five Eleven Durie Avenue, LLC
511 Durie Avenue
(Block 1316/Lot 9)
District #1- Residential A**

Case History

The applicant is seeking a Use Variance and Site Plan Approval for the conversion of an abandoned public school (formerly Village Middle School) to 33 condominiums (market rate) at the subject property; the application was received October 5, 2015 and scheduled for the October 21, 2015 (Special) Work Session, at which time, it was deemed incomplete; pending the Subcommittee's receipt of requested items, the application was rescheduled for the November 18, 2015 (Special) Work Session; being the applicant's attorney, engineer, architect and planner requested additional time to prepare, the case was postponed to the January 20, 2016 (Special) Work Session, at which time, it was deemed complete; pending the Board's receipt of requested items and public noticing requirements, the application was scheduled for the March 16, 2016 Meeting; the applicant's architect completed initial testimony and the case was adjourned, pending the Board's receipt of requested items, to the April 20, 2016 Meeting.

Representation

- 1.) David Watkins, Esq., 285 Closter Dock Road, Closter, New Jersey;

Witnesses

- #1: Conrad Roncati, RA, Architectura, Inc., 1 Executive Drive, Suite LL100, Fort Lee, New Jersey;
- #2: Brigitte Bogart, PP, 48 Harvey Court, Wyckoff, New Jersey;

Exhibits

- A-4: architectural (page A100 only) depicting proposed 1st floor plan, prepared by Witness #1, dated February 29, 2016 and last revised April 20, 2016;
- A-5: architectural (page A101 only) depicting existing/proposed cross section of subject building as well as proposed 2nd and 3rd floor plans, prepared by Witness #1, dated February 29, 2016 and last revised April 20, 2016;
- A-6: architectural (page A100 only) depicting proposed basement plan, prepared by Witness #1, dated February 29, 2016 and last revised April 20, 2016;
- BD-9: administrative report addendum prepared by Historic Preservation Commission (Timothy Adriance) and dated April 19, 2016;
- BD-10: administrative report addendum prepared by Building Department (Joseph Zavarino) and dated April 20, 2016;

Relief Sought

- 1.) Use Variance: multiple-family use is not permitted in District #1;
- 2.) Use Variance: building height exceeds maximum allowed by $\geq 10'$ and/or 10% (28' maximum allowed/42.03' provided);
- 3.) Site Plan Approval-
 - a.) Bulk Variance: number of stories (2.5 stories maximum allowed/3 stories provided);
 - b.) Bulk Variance: impervious coverage (30% maximum allowed/65.63% provided);
 - c.) Bulk Variance: floor area ratio (0.30 maximum allowed/0.62 provided);
 - d.) Bulk Variance: front yard setback <accessory building on corner lot> (152.25' minimum required/83.37' provided);
 - e.) Bulk Variance: green space (70% minimum required/34.37% provided);
 - f.) Design Waiver: sidewalk width (5' minimum required/4' provided);
 - g.) Design Waiver: driveway slope <within 100' of Borough's right-of-way> (6% maximum allowed/13.30% provided);
 - h.) Design Waiver: off-street loading space (required/not provided);

Response to Prior Board and/or Subcommittee Requests

- 1.) applicant revised architectural drawings to comply with interior/exterior accessibility route requirements as per New Jersey Uniform Construction Code (see Exhibit #'s BD-7 and BD-10);
- 2.) applicant provided existing/proposed floor plans of area below-grade located in addition (constructed post-1900) at southern portion of building (prior location of indoor swimming pool and later gymnasium is proposed to be mechanical, utility, tenant storage and elevator machine rooms);
- 3.) applicant indicated highest dimension between interior floor and window sill for proposed 1st floor condominiums is 3', 9";
- 4.) applicant provided report evaluating asbestos-containing materials of subject building albeit dated October 13, 1993;
- 5.) applicant provided architectural cross section of existing/proposed building;
- 6.) applicant revised architectural drawings to provide for amenities (package room with mailboxes, exercise room and library/study on 1st, 2nd and 3rd floors respectively) by relocating proposed elevator device/shaft and circulation space from rear to front of building;

New Board Requests

- 1.) provide material relating to Case Z-2006-06 (511 Durie Avenue/Village School) given its frequent reference by Witness #1 during testimony as to how applicant's current proposal is in keeping with prior Board-approved project that never transpired;
- 2.) provide detail/exhibit on proposed arrangement and screening of 33 air conditioning units and generator to be situated throughout subject grounds;
- 3.) provide copies of Exhibit #'s A-1, A-2, A-4, A-5 and A-6 which should have been pre-filed;
- 4.) confirm water utility pressure is sufficient to supply proposed fire suppression system
- 5.) coordinate inspection of subject building by Construction Official (Gary Montroy) who is to furnish Board with report and photographs;
- 6.) obtain contract between applicant and Borough that secured latter's purchase of 7 future condominiums within subject building to help fulfill affordable housing obligations <TO BE PROVIDED BY BOARD ATTORNEY>;
- 7.) annotate Exhibit #'s A-1 and A-2 with detail as to how exterior of subject building is to be altered, restored or unmodified (in lieu of revised architectural elevation pages);
- 8.) indicate which condominiums are to have Council on Affordable Housing (COAH) designation with respect to Item #6;
- 9.) provide field notes prepared by Witness #1 relating to preliminary analysis of subject building's existing structural layout and integrity;
- 10.) provide differential analysis of traffic impact (trip generation inclusive) between subject application and that of Case Z-2006-06 (511 Durie Avenue/Village School Condominiums, LLC) <TO BE PROVIDED BY BOARD ENGINEER/PRIOR REQUEST>;
- 11.) clarify discrepancies between site plan and architectural drawings with respect to depiction of 1-story section and exterior stairway with platform/landing at southeastern portion of building as well as exterior stairway with platform/landing at its southwestern portion <PRIOR REQUEST>;
- 12.) provide testimony by applicant's planner regarding amount of proposed interior demolition given substantial variance request for floor area ratio (pre-existing/nonconforming condition) <PRIOR REQUEST>;

Public Questions

- 1.) Jesse Rosenblum, 65 Knickerbocker Road, Closter, New Jersey;
- 2.) Phyllis Hirsch, 422 High Street, Closter, New Jersey;

Public Comments

n/a;

Decision

The case was adjourned to the May 18, 2016 Meeting.

◇ ADJOURNMENT OF MEETING ◇

A motion was made by Mr. Daly and seconded by Ms. Dhorajia, to have the Board adjourn at 10:51pm. The motion passed by acclamation.
