

**BOROUGH OF FAIR LAWN  
ZONING BOARD OF ADJUSTMENT  
Special Meeting  
Of April 9, 2007**

Following are the minutes of the Fair Lawn Zoning Board of Adjustment's special meeting held on **Monday, April 9, 2007**.

Chairman Scott Levy called the regular meeting to order at 7:30 p.m. and declared that the meeting was being held in accordance with the Open Public Meeting Law.

Roll Call: Present were: Mr. Karas, Mr. Newman, Ms. Spindel,  
Mr. Sacchinelli, Mr. Salerno, Mr. Blecher and Mr. Levy.

Absent were: John Nakashian, Douglas Charipper and Marvin Diner.

Mr. Meer arrived at 7:45 p.m.

Also in attendance were William Soukas, Board Attorney; Paul Azzolina, Board Engineer; Mark Katryniak, Board Traffic Engineer; Cheryl Bergailo, Board Planner; Ann Peck, Assistant Zoning Officer; Karen Kocsis, Court Reporter and Carol LoPiccolo, Zoning Board Clerk.

Commercial New Business:

1. Application #2007-025, Fair Lawn Fire Company No. 1, Inc.  
12-34 George Street, Block 5611, Lots 19-24, Zone R-1-3  
The proposed addition to the existing Fire House would have 3 stories where only 2 ½ are permitted. Bulk variances for front yard setback, rear yard setback and impervious coverage as per Section 125-12 Schedule of area, yard and building requirements. The proposed height of 35.91' where 30' is permitted requires a Use and Site Plan Variance as per Section 125-57.D.(d)(1). Parking variance relief is required as per Section 125-48A(2). Subdivision of lot requires approval as per Section 125-6.

Matthew Ahearn [attorney for the applicant] came forward. "We are here tonight for a renovation to the Fire House. The increase is needed for administrative and office space. It is a non-profit volunteer fire company. The equipment is owned by the Municipality, but the land is privately owned. One of the goals in order to finance this renovation is a subdivision."

Minor subdivision plat was marked as **Exhibit A-1** dated October 2006 with a revision of 2/25/07.

Mr. Ahearn: "Lot 24.01 is composed of 5 residential lots that were originally laid out, and the lots are listed as 1 lot for tax purposes. The northern most parcel was deeded to the Fire Company many years ago and there are deed restrictions on that lot to be required for parking only, or it reverts back to the municipality. In order to do something with this, we have to provide something of equal value back to the Municipality. What we have proposed is a land swap of a dedication of the southerly portion that will be dedicated back to the Municipality. We could legally subdivide the southern parcel. It is better to do this swap so that the residential lot is next to the residential area. We want to sell the lot so the Fire Company could have the money to provide for the renovation. There is excess parking that allows us to do this."

Minor site plan revised February 25, 2007 was marked as **Exhibit A-2**.

Mr. Ahearn: "This exhibit shows what is proposed. Exhibit A-1 is showing the existing conditions. We initially need an Ordinance interpretation here. The Borough Ordinance regarding the use permitted which doesn't list a volunteer fire department as a municipally operated service. We believe that the Board should interpret this as a permitted use. If not, we will go ahead as a non-conforming use. We also require the sub-division approval that conforms. We are also seeking a height variance which is why this Board has jurisdiction which is a D-6 variance and a bulk variance for the 3<sup>rd</sup> floor along with other bulk variances. We are looking for a shade tree exemption. We are also seeking other waivers."

The colorized plans were marked as **Exhibit A-3**.

Mr. Ahearn: "I have provided case law of Yates v. Franklin Lakes in reference to the interpretation. We believe that this volunteer fire company should be included in the Ordinance as a permitted use."

Mr. Levy: "Who pays the taxes on this property?"

Capt. Eric Reamy, 5-27 Essex Place, came forward and was sworn in."

Mr. Karas: "What is the description of Yates v. Franklin Lakes?"

Mr. Ahearn read from the case.

Mr. Karas: "If this is not determined to be a municipally operated use, then you would need a use variance."

Mr. Ahearn: "Yes, we would then require a use variance and this would be an inherently beneficial use and we would then go with a different procedure."

Mr. Reamy: "We are tax exempt."

Mr. Levy: "How are you funded?"

Mr. Reamy: "Donations and the municipality pays us rent for the equipment."

Mr. Levy: "What about the land?"

Mr. Reamy: "The fire company owns the land with the exception of the northerly lot."

Ms. Spindel: "Whether or not it is a volunteer department or not, wouldn't it still be an inherently beneficial use?"

Mr. Soukas: "That will not come into play if the Board determines this to be a permitted use."

Mr. Ahearn: "Correct. If not, then this application will be an expansion of a non-conforming use."

Mr. Levy: "How long has this fire company been in existence?"

Mr. Reamy: "Since 1958."

Mr. Levy: "This is a residential zone?"

Mr. Ahearn: "Correct. But they are normally put in residential zones so that they can get to the residents quickly."

Mr. Levy: "But this is not operated by the Municipality."

Mr. Ahearn: "It is governed by State Statutes."

Mr. Levy: "Who oversees this?"

Mr. Ahearn: "The Fire Commissioner."

Mr. Levy: "Who pays the electrical, gas, water?"

Mr. Reamy: "The fire company."

Mr. Soukas: "Who is the Commisioner?"

Mr. Reamy: "2 fire chiefs, and a liaison to the municipality."

Mr. Soukas: "How does the municipality get involved?"

Mr. Reamy: "Typically with purchasing, money."

Mr. Soukas: "Does it have to abide by state contract laws?"

Mr. Reamy: "No."

Mr. Levy: "It is a private owned building, bills for gas & electric are paid by the Fire Company, the only thing the municipality does is pay rent to store the equipment. Any decisions are voted upon by the members of the fire company."

Mr. Ahearn read from Ordinance 125-16(c).

Mr. Levy: "The facility itself is owned by the fire personnel. Who cleans the inside and outside of the building?"

Mr. Reamy: "We do."

Ms. Peck read Section 125-8 Municipal Use.

Mr. Soukas: "Do you have any documentation between the municipality and the fire company?"

Mr. Ahearn: "No."

Mr. Levy: "The Board has to make a decision on the interpretation of the Ordinance. Although the municipality owns the equipment, they are a tenant to the building. The municipality doesn't own the building. The fire company is looking to enlarge the facility in a residential zone. It's been a non-conforming structure for 49 years and my opinion is that it doesn't fall under a municipally operated facility. There is supervision by a fire commission."

Mr. Newman: "Mr. Ahearn can you read from the Ordinance again?"

Mr. Ahearn read 125-16 Section C.

Ms. Peck read from 125-8 - Municipal Use.

Mr. Ahearn: "The Municipality owns the equipment."

Mr. Newman: "Do other fire companies buy their own equipment?"

Mr. Ahearn: "I am not sure."

Mr. Newman: "If either the municipality goes away with the equipment or the volunteers go away, the municipality would have to provide for a fire company. It is my belief that this is a municipal use."

Mr. Levy: "If the Board sees it as a municipality operated facility, what would your client do?"

Mr. Ahearn: "What is intended is for this to be a fire house that is a non-conforming use. We are the first ones to try and clarify a foggy Ordinance. The next time they change the Ordinances, they should change this Ordinance."

Mr. Levy: "What is the advantage if the Board determines this to be municipally operated use?"

Mr. Ahearn: "There is none - it would make our application easier. We want a clear record."

Mr. Levy: "Are you familiar with any of the other fire departments in town with expansions?"

Mr. Ahearn: "I have believe there have been several in the past."

Mr. Newman: "Is the Board of fire commissioners an appendage of the Municipality?"

Mr. Ahearn: "Yes. It is the function of the commission to operate the entire show."

Mr. Levy: "They set out the procedures."

Mr. Ahearn: "It's operational control of the fire companies of the equipment and facility."

Mr. Karas: "If it is determined to be a municipally operated facility do you still need to be before this Board?"

Mr. Ahearn: "Yes, we need a D-6 variance for height."

Mr. Levy: "Did Franklin Township own the facility?"

Mr. Ahearn: "I believe it is the same situation that we have here."

Mr. Karas read from Yates v. Franklin Township.

Mr. Levy: "It doesn't say who owns the facility."

Mr. Newman: "The fire commissioners board have jurisdiction of all the fire companies in town?"

Mr. Ahearn: "Yes."

Mr. Newman: "You are asking for us to determine that it is a municipality operated facility?"

Mr. Ahearn: "We are seeking that it is a municipality operated facility which is a permitted use in all zones."

Mr. Newman: "So it doesn't matter who owns it - just that it is a municipally operated facility."

Mr. Ahearn: "Correct."

Mr. Levy: "If the Board sees that it is a municipality operated facility, you have to be here for the height?"

Mr. Ahearn: "Correct."

Mr. Karas: "When an addition was added, did they go before the Planning or Zoning Board?"

Mr. Ahearn: "That would be a different analysis."

Mr. Karas: "If this is determined that it is a municipality operated facility, than no variances would be required."

Mr. Ahearn: "I'd have to look at the Ordinance. Section 125-16 is uses permitted in all zones, but would still have to meet all other requirements."

Mr. Karas: "Why don't we table this issue?"

Mr. Levy: "Who owns the Hazmat equipment?"

Mr. Reamy: "It is under emergency management."

Ms. Bergailo: "They'd have to be here for the sub-division."

Mr. Levy: "If the Borough owned the facility, the Borough would have to come before a Board?"

Ms. Bergailo: "Yes - the Planning Board. In terms of this use, Mr. Ahearn's reading of the Ordinance of the permitted use, you can rule on that one section, not that it is a municipality owned facility."

Mr. Levy: "Are buildings like this exempt from the bulk requirements?"

Ms. Bergailo: "In depends on how the town is set-up with their policies. I don't think this Ordinance intends for fire houses to be exempt from coming to a Board."

Mr. Soukas: "A house in a residential zone is a permitted use, but still has to adhere to the bulk requirements. The bulk requirements are the concern here along with the D variances. I have a concern that the carrying this as a municipally operated use may take away the rights of the Planning or Zoning Board."

Mr. Ahearn: "We are not saying that we are a municipally operated facility - we are saying we are a permitted use."

Mr. Levy: "If we determine it is a municipal use and there a lot of things that can go along with that."

Mr. Newman: "Can the attorneys clarify whether or not our interpretation of whether or not this is a permitted use in a residential zone?"

Mr. Ahearn: "Yes."

Mr. Levy: "A fire facility in a residential zone where the use does not conform with the area."

Mr. Azzolina: "With respect to a 125-35C Ordinance - municipally operated facility that permits a structure to be at 40' height. If the question is a permitted use, then perhaps the Board should weigh that in your decision. The variance they are seeking in height would not be required if it is determined that they are a municipality operated facility."

Mr. Ahearn: "We are not seeking to be approved as a municipally operated facility, but a permitted use."

Mr. Soukas: "So seeking to be a permitted use, not a municipally operated facility?"

Mr. Ahearn: "Correct."

Mr. Levy: "We all know that fire departments, ambulance, medical, are a need in the community and are in different zones. This is a residential neighborhood. Was it intended to be a permitted use in the zone? By its structure, it is not a residential use. Because it is placed in the zone, does not make it a permitted use. This does not mean that they are seeking a municipally operated facility."

Mr. Newman: "I'd like to make a motion in the affirmative that this facility is a permitted use."

Mr. Salerno seconded the motion.

VOTE: Mr. Karas: "I've listened to everything and re-read the Ordinance and I feel a privately owned fire company would be NO."

Mr. Newman: "I disagree and feel it is – YES."

Ms. Spindel: "Yes."

Mr. Salerno: "Yes."

Mr. Sacchinelli: "No."

Mr. Meer: "Yes. - This fire house originally was built there to be a fire house and I think the intent was to have a fire house there and has been there longer than the Ordinance."

Mr. Levy: "The statute states municipally operated facility all the bills are paid by the ones who use the facility - No."

**Motion carries. The firehouse is a permitted use in a residential zone.**

Mr. Reamy: "I am captain of the fire company in my second term. This was built in 1960."

Mr. Ahearn: "In terms of the application, please describe the mission of Fire Company 1."

Mr. Reamy: "Our primary job is the protection of life and property. We are 100% volunteer and respond to 700 calls per year."

Mr. Ahearn: "Do you have a specific district?"

Mr. Reamy: "We are in district 1."

Water system map prepared by the Borough Engineering Department was marked as **Exhibit A-4**.

Mr. Reamy described the map.

Mr. Reamy: "We back up to River Road which is not a residential zone."

Mr. Ahearn: "Why do you need the expansion?"

Mr. Reamy: "The current ladder truck was bought in 1972 and doesn't meet our needs any more. We have been approved to purchase a new truck."

Mr. Ahearn: "What has changed since 1960?"

Mr. Reamy: "More equipment has been added, new technology and equipment for safety to do our jobs. Gigantic fans to extract smoke, chain saws, etc."

Mr. Ahearn: "Your storage of that equipment?"

Mr. Reamy: "There is no spare room for this - we have 1 room for the engineer's room which is packed with things we need to keep locked up. We have a utility room with cleaning equipment - that is the majority of storage."

Mr. Ahearn: "What about training that you do?"

Mr. Reamy: "We are responsible for training of our volunteers and are very specialized. We have the only boat in town and need to train our guys to utilize the equipment."

Mr. Ahearn: "Does the lack of storage inhibit your response time?"

Mr. Reamy: "No."

Mr. Ahearn: "After a fire, there is cleaning?"

Mr. Reamy: "Yes it has to be cleaned and tested which there is a lack space to do that."

Mr. Ahearn: "How big is the office?"

Mr. Reamy: "Maybe 5'x8' that has a desk and a phone and a fax and file cabinet and copy machine."

Mr. Ahearn: "How many people can fit there?"

Mr. Reamy: "2."

Mr. Ahearn: "What are the key factors on how this will be improved?"

Mr. Reamy: "The height is needed for the truck that we will be receiving."

Mr. Reamy presented a photo from 1968 which was marked as **Exhibit A-5** and would be kept by the Fire House. Mr. Reamy depicted the smaller apparatus that was used then and now the fire truck has only 3' to the ceiling which makes it difficult to work on.

Mr. Reamy: "With the height of a 14' door we could stand on the truck once it is inside."

Mr. Ahearn: "The existing firehouse has a large room."

Mr. Reamy: "It is a meeting room and it was rented out. That no longer is done."

Mr. Ahearn: "Does the new facility have a bar and will it be rented out?"

Mr. Reamy: "No."

Mr. Reamy: "The extra space is needed for the storage of records and we have to maintain these records for training."

Mr. Ahearn: "What about the appearance?"

Mr. Reamy: "It is not pleasing to the eye, and we feel the proposed will enhance the neighborhood with the old style that is proposed."

Mr. Ahearn: "Did you have any additional things in terms of rooms that will improve your operation?"

Mr. Reamy: "We need a training and lecture room, showers, increased storage and the upper floor will be an emergency dormitory if we have to stay overnight and also a gym so that we can workout so we can stay in shape."

Mr. Ahearn: "The use of the space played a part in the design?"

Mr. Reamy: "No."

Mr. Ahearn: "Are taxes being used to fund this?"

Mr. Reamy: "No."

Mr. Ahearn: "How are you fixed for parking?"

Mr. Reamy: "50 more than needed."

Mr. Ahearn: "Your view is that the exchange of the land for parking is no longer needed?"

Mr. Reamy: "Correct."

Mr. Meer: "Do you envision adding more personnel?"

Mr. Reamy: "Probably we will stay at 25-27."

Mr. Meer: "At the busiest, how many members would be there?"

Mr. Reamy: "Usually between 6-10."

Mr. Levy: "Do they respond to the fire house?"

Mr. Reamy: "Yes."

Mr. Levy: "What is the minimum required?"

Mr. Reamy: "3 with a maximum of 6."

Mr. Karas: "Exhibit A-3 - looking at the drawing 1 - do you have a lavatory there now?"

Mr. Reamy: "Yes."

Mr. Karas: "Do you have a women's lavatory?"

Mr. Reamy: "Yes."

Mr. Karas: "Do you have any women as part of your company?"

Mr. Reamy: "No."

Mr. Karas: "What will be in the red area?"

Mr. Reamy: "It will be a steel floor for storage."

Mr. Karas: "On page 3, what is the pink area?"

Mr. Reamy: "A lounge area."

Mr. Karas: "At the rear you have a conference room - what is that for?"

Mr. Reamy: "A long table for the officers to meet."

Mr. Karas: "Couldn't you use the meeting room?"

Mr. Reamy: "Not for privacy."

Mr. Karas: "The meeting room is for all the fire companies?"

Mr. Reamy: "No - just for our fire company."

Mr. Karas: "Did you consider combining with the other fire companies for a meeting place?"

Mr. Reamy: "No. Each fire company has their own meeting night with their own meeting room."

Mr. Karas: "What about shared services?"

Mr. Ahearn: "That wouldn't apply here since this is privately owned."

Ms. Spindel: "You have 25 members?"

Mr. Reamy: "Right now we're at 27."

Ms. Spindel: "What about the lockers - is it required that each member have one?"

Mr. Reamy: "No."

Ms. Spindel: "What extra equipment do you have that other ones don't have?"

Mr. Reamy: "We have a boat, the larger fans and a ladder truck."

Ms. Spindel: "The upstairs for emergency housing - how many beds will there be and will the members sleep there on occasion?"

Mr. Reamy: "The room is for 8 people. That would be only for an emergency use - not for housing."

Mr. Levy: "There is a workout room - you can't find another place for that - to double that as something else?"

Mr. Reamy: "The attic area was available and was good use of the space."

Mr. Newman: "The truck coming is what size?"

Mr. Reamy: "11' is the new truck and it can't fit."

Mr. Newman: "In years to come, it can go bigger?"

Mr. Reamy: "It is possible."

Mr. Newman: "What is your profession?"

Mr. Reamy: "I am a police detective in Glen Rock."

Mr. Newman: "So you are familiar with emergencies."

Mr. Reamy: "Yes."

Mr. Kataryniak: "The monthly meetings are in the evenings - what is the maximum amount of members that attend?"

Mr. Reamy: "Between 20 - 25."

Mr. Levy opened the meeting to the public within 200' with questions to the Captain only.

Magdalena Castiglia, 12-30 Edward Street: "It is more conducive to a Fire Department to go wide rather than up."

Mr. Reamy: "We can't go wider because of a drainage easement."

Ms. Castiglia: "My house is the tallest house which is 23' high and how do you think this would compare?"

Mr. Reamy: "I think it would be fine."

Ms. Castiglia: "This is going over and above what is required, just a wish list. This is a concern of the neighborhood. You are requesting to bring the structure closer to the front?"

Mr. Reamy: "No. The footprint is not being enlarged."

Ms. Castiglia: "The dormitory space and the meeting and lecture room - will there be something in writing that it will not be a banquet facility?"

Mr. Reamy: "That is not what it is designed for."

Mr. Levy closed the meeting to the public within 200 and opened the meeting to the general public.

Pam Coles, 13-34 George Street: "The deed to the northern parking lot, currently that is deed restricted for parking, when you sell that property, that will be for the profit and gain of your fire company for the sole use of building the structure."

Mr. Reamy: "It will go towards the funding."

Mr. Levy: "It is non-profit and they are not allowed to make any profit."

Ms. Coles: "What if when it reverts back to the town, they say why should we swap land, why can't we keep the land and then sell it and pay off some bills by the town?"

Mr. Ahearn: "You could then go to the Mayor and Council."

Mr. Levy: "Once the land is swapped the Town would own the lot to the South?"

Mr. Ahearn: "Yes."

Ms. Coles: "That portion is not resolved yet?"

Mr. Ahearn: "That will be conditions upon approval."

Ms. Coles: "If that doesn't happen?"

Mr. Ahearn: "Then it doesn't go forward."

Ms. Coles: "Since it is larger equipment, will the rent be increased?"

Mr. Reamy: "We don't know."

Mr. Levy: "That would be a question for the Council."

Ms. Coles: "What is the height of one of your stories?"

Mr. Reamy: "I'm not sure."

Ms. Coles: "It says in the plans 18' which is double of what is a residential restriction."

Mr. Levy: "The building you have now is 18' - what you are proposing is twice that."

Mr. Reamy: "Yes."

Ms. Coles: "How often do you sleep there?"

Mr. Reamy: "Twice per year."

Ms. Coles: "Why not use the Rec Center for the gym?"

Mr. Reamy: "It is not in the facility and is for the convenience of the fire members."

Mr. Levy: "Do you need the workout room?"

Mr. Reamy: "We would like it."

Mr. Newman: "It appears as if it weren't used for that it would be storage space."

Ms. Coles: "The residential area has been here since 1925 - and you are looking at the future of the fire house - with the proposed site clean up - would you in the future be looking for a higher building - is that an appropriate spot?"

Mr. Newman: "I meant that what is proposed of a 14' door would also be good for the future - not that the applicant would increase the height of the building."

Mr. Harvey Rubenstein, 28 Rutgers Terrace: "In looking at Plan 5 of the 9 pages submitted, does the fire organization own Lot 54?"

Mr. Reamy: "No."

Mr. Rubenstein: "The new apparatus would be 11' and once it is in the building, would have to stand at the apparatus, I would think you would need 17' in the second floor."

Mr. Reamy: "Anything we could have is better than what we have now."

Mr. Rubenstein: "Do you need the area of some parking spots to be macadam and not be used for plantings to make it more attractive?"

Mr. Levy: "That is for the architect or planner to answer."

Mr. Rubenstein: "Can these drawings be released?"

Ms. Peck: "Under OPRAH municipal buildings plans cannot be released."

Mr. Soukas: "I agree."

Ms. Castiglia: "Do you have to be a resident of Fair Lawn to be a member of the volunteer fire department?"

Mr. Reamy: "No."

Ms. Castiglia: "What about if someone lives in another fire company's district - can they join this fire company?"

Mr. Reamy: "They can request it, but the commission would decide."

Mr. Ahearn: "Do the bulk of the members live in the district?"

Mr. Reamy: "Yes."

Ms. Castiglia: "The River Road parking - are you selling that?"

Mr. Ahearn: "There were conceptual discussions with the Borough and that is what they intended. If we are approved here, as soon as the subdivision is filed, we will be giving the River Road parking - we do not know if the Borough will go forward with a municipally owned parking lot. That is a municipal parking lot."

Ms. Castiglia: "Do you have someone who is interested in building a home on the lot next to you?"

Mr. Ahearn: "No, there has been no discussions with a builder and have just received an appraisal and would then look to sell it to a builder."

Ms. Castiglia: "If this is denied, what is your plan?"

Mr. Reamy: "We would demolish the bays and it would remain a 1 story building."

Ms. Castiglia: "Why isn't that enough? That is not a need - that is a want."

Mr. Lenny Hrinuk, 17-04 Parmalee Avenue: "Do you have to maintain a standard to effect the residents for fire insurance? If you don't have the proper equipment it effects our insurance?"

Mr. Reamy: "Yes."

Mr. Hrinuk: "Don't you have to maintain the shape of the members so you need the workout room?"

Mr. Reamy: "Yes."

Mr. Hrinuk: "The closer we live to a fire house effects our fire insurance?"

Mr. Reamy: "Yes."

Mr. Karas: "Who would be the best person to discuss the funding?"

Mr. Ahearn: "That would be Mr. Reamy or the treasurer."

Mr. Karas: "What witnesses would be best informed to give information on that subject?"

Mr. Ahearn: "I'm not sure - it depends on the question."

Mrs. Arlene Rubenstein, 28 Rutgers Terrace: "On the workout room - why is there a specific work out room in the new planned fire house when in our multi million dollar facility -"

Mr. Ahearn: "That was asked an answered already."

Mr. Ahearn: "If you had members lifting weights at the Community Center, would they be slower to respond to a call as opposed to being in the Fire house?"

Mr. Reamy: "Yes."

Mr. Ahearn: "Could that save lives?"

Mr. Reamy: "Yes."

Mr. Levy closed the meeting to the public.

A 5 minute recess was taken. The meeting resumed at 10:15 p.m.

Mr. Ahearn: "We would now put our Architect up."

Joel Ives [architect] was sworn in and was accepted as an expert witness.

Mr. Ahearn: "Could you describe to the Board on this design?"

Mr. Ives: "I've spent time with the fire fighters and what I found was that fire fighters are training all the time and want to help people and they risk their lives in what they do. They are volunteers in what they do. I met a volunteer who was a volunteer for 49 years. I asked him how many calls he's been on. He estimated about 10,000 calls. I refer to drawing 1 showing the first floor which shows the 3 bay doors. The new ladder truck is a tower truck with a ladder that is 95' long. Right now the truck has a bucket and the proposed truck will afford a whole new

level. The middle of the building will house the engine with hoses. An engine truck has 750 gallons of water on it. What is important is that in fire fighting theory a fire could double every minute. In the 3<sup>rd</sup> bay there is a utility truck which is like a big van. Above the utility truck is where the boat will be parked. A boat is a critical part of this firehouse. The fire fighters need to get on top of the truck to clean it. The new truck is higher and the engine truck needs to get filled with water and the person needs to crawl on their hands on knees to do it. For all of these reasons, it is why the building was designed to accommodate the height needed. 67'x51' is the footprint. We want to add to that an entrance area and an elevator that would end up being 4,000 s.f. We are actually reducing the building about 700 s.f. We are using the volume of the building much better. The back doors will remain where they are and we are trying to pick up about 8" on each side which would allow the truck to make it's turn easier. The new tower truck will accommodate up to 10 people at a time."

Mr. Ives: "On Sheet 2 is the mezzanine level which has a storage area. We are using the volume of the building and keeping the footprint. This is an area above the utility room and bathrooms and would be unused. We have tried to use every cubic inch of space."

Mr. Ives: "On Sheet 3 is the office, which is 142 s.f. to accommodate 4 people. The second office is 150 s.f.. Now there is so much paperwork that has to be implemented and space is needed for that as well. They get called approximately 700 calls per year. The second floor has a small kitchen that is smaller than the existing. There is a dining room and a lounge area and a lecture room. Every Tuesday night there is training which the firefighters need to go through. There are lockers there as well."

Mr. Ives: "There is a third floor, but it looks like a 2 1/2 story building. There is a workout room. I asked what the number 1 cause of death of firefighters is. It is heart attack and as a result they need to be in good shape. Most of the equipment in the workout room is for cardiovascular. The dormitory in actuality will accommodate 16 cots. This is for emergencies. If there is a flood in town, snow, black out, etc. If not for this room, they would have to sleep on the floor. This would only be used a few times per year."

Mr. Ives: "On drawing number 6 it is the elevations. We want to turn this into a traditional style in a residential community. We have asphalt shingles, stucco and wood trim. We are trying to make it beautiful. In whatever money they get for the land it will not be enough to build this addition. This will be built by a lot of volunteers who want to help. We've designed a building that has a residential appeal."

Mr. Ives: "On drawing 7 we show the building that will use the same materials on all sides."

Mr. Ives: "On drawing 8 it is the rear elevation and will also be important to put the Fair Lawn Fire Department on the building."

Mr. Ives: "On drawing 9 it is the North elevation."

Mr. Karas: "Referring to drawing 6 of 9 - the bay door would be 14' high?"

Mr. Ives: "Yes."

Mr. Karas: "The drawing shows it at 13'."

Mr. Reamy: "I stand corrected - it is a 13' door."

Mr. Karas: "How high is the truck?"

Mr. Reamy: "11'."

Mr. Karas: "The 3<sup>rd</sup> floor - it shows that the floor to the top of the ceiling is 9'. It also shows the peak extends beyond the top of the ceiling. The height of the building to the peak is 35.91'."

Mr. Ives: "We normally measure from the floor slab up. However a site engineer would measure from a different location."

Mr. Karas: "Can you reduce the height of the roof?"

Mr. Ives: "You could bring it down 1' and it would have an effect on the space on the 3<sup>rd</sup> floor."

Mr. Karas: "You have vacant space to the peak."

Mr. Ives: "It is possible to bring it down, but I don't think it would make a visual appearance. Typically a roof blends in to the sky - more so than a flat roof. There is duct work and could be more difficult to build."

Mr. Karas: "Drawing 5 - who gave information regarding River Road parking?"

Mr. Ives: "That would be a question for the engineer."

Mr. Sacchinelli: "Did you take into consideration that this is in a residential area?"

Mr. Ives: "Yes."

Mr. Sacchinelli: "Why not put a basement in on the right hand side of the door as opposed to the 3<sup>rd</sup> floor?"

Mr. Ives: "Architecturally, there are some streams nearby and there could be water problems. We would have to take a test for the site. You can't have sleeping in the basement."

Mr. Sacchinelli: "What about storage in the basement, then you could use another area for the dormitory."

Mr. Ives: "Then we would have a flat roof."

Mr. Sacchinelli: "This was designed to be a 3 story building. The neighborhood came first and could this have been designed to fit in more with a residential area."

Mr. Newman: "This is a beautiful design, but paid fire departments, do they have facilities for places to sleep, kitchens, workout room, etc."

Mr. Ives: "Yes. Teaneck would be a good example. If you had a paid fire department you would have about 50 people to man this firehouse."

Mr. Newman: "So you've created a design to allow the volunteers to give as much of their time to have a place where they can be there as much as possible."

Mr. Ives: "Yes."

Mr. Levy: "There is a paver patio in the rear - why is that there?"

Mr. Ives: "Page 1 has a patio to have barbecues there in the summer which faces the businesses on River Road. The size is 18' x 15'."

Mr. Levy: "If that were developed to the existing structure - how big would it be?"

Mr. Ives: "The yellow area shown is being demolished. If it were developed it would be approximately 22' x 30'."

Mr. Levy: "On the 3<sup>rd</sup> floor, what is the space for the workout room and dorm area?"

Mr. Ives: "492 s.f. is the weight room and the dorm is 385 s.f."

Mr. Levy: "Could the patio area be sufficient enough for a dorm room and workout room?"

Mr. Ives: "No. It wouldn't be big enough."

Mr. Levy: "Do you have a sloped ceiling in the workout room?"

Ms. Peck: "No."

Mr. Ives: "You could possibly put 1 room to the ground level - not both. If you took the spaces out of the attic you could end up with a flat roof."

Mr. Levy: "What's the height of the 3<sup>rd</sup> floor of the ceiling to the peak of the roof?"

Mr. Ives: "I would recommend a cathedral ceiling. The total height about 43' high."

Mr. Levy: "Are there any buildings that high in a residential zone?"

Mr. Ives: "There may be some on River Road."

Ms. Spindel: "How many treadmills would be in the work out room - is it feasible to put it in the space as Scott suggested."

Mr. Ives: "I didn't discuss the type of equipment."

Mr. Newman: "When designed, was it designed to accommodate the workout room or the aesthetics?"

Mr. Ives: "For aesthetics - we are basically finishing off the attic."

Mr. Newman: "It is conceivable to use the workout room for something else?"

Mr. Ives: "I don't know."

Mr. Levy: "It is 11:00 p.m. - do we want to adjourn this?"

Mr. Ahearn consented to the time extension for the Board to act.

APPLICATION CARRIED TO MAY 17.

VOUCHERS

1. Taylor Design Group, Inc. in the amount of \$551.25 regarding Omnipoint Communications, Inc.
2. Taylor Design Group, Inc. in the amount of \$105.00 regarding AmeriSuites/Hyatt Conversion.

Mr. Meer made a motion to approve these vouchers and Ms. Spindel seconded the motion.

VOTE: All Eligible – YES.

DISCUSSION

Mr. Karas discussed A-3870, Time of Decision and A-3860, Curtailing Municipal Zoning Authority.

ADJOURN

Mr. Newman made a motion to adjourn this meeting and Mr. Karas seconded the motion.

VOTE: All Present - YES.

TIME: 11:15 p.m.

Respectfully submitted,

Carol LoPiccolo  
Zoning Board Clerk