

BOROUGH OF FAIR LAWN
Reorganization Meeting
Zoning Board of Adjustment
JANUARY 23, 2006

PRESENT:

Scott Levy, Chairman
Doug Charipper, Vice Chairman
Joseph Meer, Secretary
Larry Morgenstein
John Nakashian
Todd Newman
Sy Karas
Gary Sacchinelli, Alt #2
Benny Salerno, Alt # 1
Bruce Rosenberg, Brd. Atty
Dennis Kolano, Zoning Officer
Ann Peck, Asst. Zoning Officer
Carol LoPiccolo, Brd. Clerk (Acting Chairperson)

Declaration by Acting Chairman LoPiccolo that meeting is being held in accordance with Open Public Meeting Act.

Swearing in of new members by Bruce Rosenberg, Brd. Atty: Sy Karas, Gary Sacchinelli and Benny Salerno.

REORGANIZATION:

Scott Levy for Chairman. On motion by Mr. Morgenstein, seconded by Mr. Nakashian and unanimously approved by roll call vote.

Doug Charipper for Vice Chairman. On Motion by Mr. Morgenstein, seconded by Mr. Meer and unanimously approved by roll call vote.

Joseph Meer for Secretary. On motion by Mr. Morgenstein, seconded by Mr. Charipper and unanimously approved by roll call vote.

Bruce Rosenberg as Board Attorney. On motion by Mr. Morgenstein, seconded by Mr. Meer and unanimously approved by roll call vote.

Board Professionals:

Azzolina Feury & Raimondi as Board's Engineer.

On motion by Mr. Meer, seconded by Mr. Morgenstein and unanimously approved by roll call vote.

Birdsall Engineering as Board's Traffic Engineer.

On motion by Mr. Meer, seconded by Mr. Morgenstein and unanimously approved by roll call vote.

PMK Group as Board's Environmental Engineers.

On motion by Mr. Meer, seconded by Mr. Morgenstein and unanimously approved by roll call vote.

RSC Architects as Board's Architect/Planner.

On motion by Mr. Meer, seconded by Mr. Morgenstein and unanimously approved by roll call vote.

Residential Old Business:

1. Application #2005-112, Elina and Leonid Bor

23-30 Dorchester Road, Block 3221.01, Lot 22, Zone R-1-3

The proposed deck would have deck coverage of 8.49% where 5% is permitted as per RGO Section 125-12 Schedule of area, yard and building requirements.

Proof of service and payment of fee of \$88 in Building Dept.

Elina Bor sworn and testified.

On motion by Mr. Levy to approve, seconded by Mr. Charriper.

Roll call vote: Morgenstein, Nakashian, Meer, Charipper and Newman, Karas: no. Charipppe: Abstain, Levy: yes.

Residential New Business:

1. Application #2006-001, Humberto Acosta

2 Pomona Avenue, Block 6904, Lot 2, Zone R-1-3

The proposed second story addition would have existing side yard setback of 7.1' where 8' is required. Would have existing front yard setback of 3.7' and 4' where 25' is required as per RGO Section 125-12 Schedule of area, yard and building requirements.

Proof of service and payment of fee of \$88 in Building Dept.

Maria Humberto sworn and testified.

Public: Harvey Rubenstein, 28 Rutgers Terrace.

Carried to March 20, 2006.

2. Application #2006-002, Julio and Rosemarie Vidal

27-06 Romaine Street, Block 3500, Lot 2, Zone R-1-2

The proposed addition would increase the building coverage from 21.07% to 30.38% where 25% is permitted. The removal of the patio would decrease the impervious coverage from 37.87% to 36.08% where 35% is permitted. Would have existing side yard setback of 5.85' where 10' is required. Would have a front yard setback of 23.12' where 30' is required as per RGO Section 125-12 Schedule of area, yard and building requirements.

Proof of service and payment of fee of \$88 in Building Dept.

Julio and Rosemarie Vidal were sworn and testified.

Carried to February 23, 2006.

3. Application #2006-003, Elizabeth and Timothy Coughlin

12-54 Sunnyside Drive, Block 3626, Lot 1, Zone R-1-2

The proposed addition and porch would increase the building coverage from 17.95% to 25.98% where 25% is permitted. Would have front yard setbacks of 20' and 20.10' where 30' is required. Would have an existing side yard setback of 5.3' where 10' is required as per RGO Section 125-12 Schedule of area, yard and building requirements.

Proof of service and payment of fee of \$88 in Building Dept.

Elizabeth and Daniel were sworn and testified.

Public: Harvey Rubenstein, 28 Rutgers Terrace.

On motion by Mr. Morgenstein and seconded by Mr. Newmann, and unanimously approved by Roll Call Vote.

4. Application #2006-004, Alex Mirtchouk

12-23 FairClough Place, Block 4613, Lot 4, Zone R-1-3

The proposed addition would increase the building coverage from 25.2% to 32.9% where 25% is permitted. Removal of patio, walkways and reduction of the driveway would decrease the existing impervious coverage from 47.4% to 47% where 35% is permitted. Would have existing side yard setbacks of 5.93' and 6.66' where 8' is required. Would reduce the existing front yard setback from 24.88' to 20.88' where 25' is required as per RGO Section 125-12 Schedule of area, yard and building requirements.

Proof of service and payment of fee of \$88 in Building Dept.

Alex Mirtchouk and Katrina Slowitc were sworn and testified.

Matter to be continued to February 23, 2006.

5. Application #2006-005, Neil and Nechama Amrani

75 Garwood Road, Block 2813, Lot 13, Zone R-1-2

The proposed additions would have a side yard setback of 8.91' where 12' is required. Would have existing side yard setback of 26.52' where 30' is required as per RGO Section 125-12 Schedule of area, yard and building requirements.

Proof of service and payment of fee of \$88 in Building Dept.
Water bill due in the amount of \$59.24.

Neil and Nechama Amrani were sworn and testified.

Sean King, AIA was sworn and testified.

Public: Harvey Rubenstein, 28 Rutgers Terrace.

On motion by Mr. Meer, seconded by Mr. Morgenstein and unanimously approved by roll call vote.

6. Application #2006-006, Jorge L. Machado

103 Lincoln Avenue, Block 6807, Lot 62, Zone B-2

The proposed addition would increase the building coverage from 21.99% to 32% where 25% is permitted. The impervious coverage would decrease with the removal of driveway and patio, from 78.83% to 49% where 35% is permitted. Would have existing side yard setback of 2.4' where 15' is required. Would increase the front yard setback from existing 5.2' to 6' where 25' is required as per RGO Section 125-12 Schedule of area, yard and building requirements.

Needs to renotice.

Carried to February 23, 2006.

7. Application #2006-007, Young B. Kwon

16-23 Bellair Avenue, Block 4512, Lot 1, Zone R-1-3

The proposed driveway expansion would increase the impervious coverage from 36.51% to 41.52% where 35% is permitted as per RGO Section 125-12 Schedule of area, yard and building requirements.

Application withdrawn.

8. Application #2006-008, Nicholas and Kathleen Guner

327 Howard Avenue, Block 3706, Lot 19, Zone R-1-3

The proposed front porch would increase the building coverage from 29% to 30% where 25% is permitted. Would increase the impervious coverage from 52% to 53% where 35% is permitted. Would reduce the front yard setback from 19.92' to 13.92' where 25' is required as per RGO Section 125-12 Schedule of area, yard and building requirements. Radburn approval required.

Proof of service and payment of fee of \$88 in Building Dept.

Nicholas and Kathleen Guner were sworn and testified.

On motion by Mr. Charipper to approve, seconded by Mr. Newman.

Roll call vote: Morgenstein: **no.**

Nakashian, Newman, Charipper, Karas, Meer, Levy: **yes**

8. Application #2006-009, Aizik and Alexandra Hoffman

16-10 Alden Terrace, Block 3702, Lot 11, Zone R-1-2

The proposed driveway expansion would increase the impervious coverage from 32.05% to 38.48% where 35% is permitted as per RGO Section 125-12 Schedule of area, yard and building requirements.

Proof of service and payment of fee of \$88 in Building Dept.

Alexandra Hoffman was sworn and testified.

Public: Harvey Rubenstein, 28 Rutgers Terrace.

On motion by Mr. Charipper to approve, seconded by Mr. Newman and unanimously approved by roll call vote.

9. Application #2006-010, Oleg Sukharenko and Alla Grimman

30-18 Garrison Terrace, Block 2805, Lot 18, Zone R-1-2

The proposed covered patio would increase the building coverage from 22.74% to 30.51% where 25% is permitted. Would increase the impervious coverage from 31.15% to 38.92% where 35% is permitted. Would have a rear yard setback of 17' where 20' is required as per RGO Section 125-12 Schedule of area, yard and building requirements.

Proof of service and payment of fee of \$88 in Building Dept.

Water bill of \$19.00 due.

Oleg Sukharenko was sworn and testified.

On motion by Mr. Newman to approve, seconded by Mr. Charipper and unanimously approved by roll call vote.

Commercial Old Business:

- 1. Application #2004-087, George Gelewski Partners**
0-82 Saddle River Road, Block 1205, Lot 50.01 and 50.02
The proposed townhouse development within the R-1-3 Residential District will require a use variance as per RGO Section 125.17.A(1). **THIS APPLICATION WILL BE CARRIED TO THE FEBRUARY 23, 2006 MEETING. NO TESTIMONY WILL BE GIVEN.**
- 2. Application #2005-065, Mac Brothers Developers, LLC (amended plans)**
39-60 Broadway, Block 1206, Lot 18, Zone B-2
The proposed 4 unit multi-family dwelling require a use variance as per RGO 125-24.D.(3) B-2 Zone prohibited uses.

Carried to a Special Meeting on February 6, 2006.

Correspondence/Resolution/Bills

Broadcast of Zoning Brd. Meetings on 77: 4 nos and 2 ayes.

RESOLUTIONS

There were no resolutions voted upon this meeting.

Approval of Minutes. (none)

Adjourned

On motion by Mr. Charipper, seconded by Mr. Morgenstein, the meeting was adjourned at 11:54 p.m.

Karen Kocsis, CSR