

BOROUGH OF FAIR LAWN
Special Meeting
Zoning Board of Adjustment
JUNE 5, 2006

PRESENT:

Scott Levy, Chairman
Doug Charipper, Vice Chairman
Joseph Meer, Secretary
Jane Spindel
John Nakashian
Todd Newman
Sy Karas
Benny Salerno, Alt # 1
Gary Sacchinelli, Alt # 2
Brian Belcher, Alt # 3
Marvin Diner, Alt #4
Bruce Rosenberg, Brd. Atty
Ann Peck, Asst. Zoning Officer
Carol LoPiccolo, Brd. Clerk

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

Public Comment. Harvey Rubinstein, 28 Rutgers Terrace: Questioned notices and corner lot transitions and parking and loading access.

Residential Old Business:

1. Application #2006-035, Michael and Christine Mappa

7-26 Chester Street, Block 5829, Lot 10, Zone R-1-3

Existing lot is 5,000 sq. ft. where 6,500 sq. ft. is required. The removal of the existing front yard concrete platform and replacement of a new foyer, platform and walkway would increase the building coverage from 33.79% to 34.59% where 25% is permitted. Would reduce the impervious coverage from 38.81% to 38.45% where 35% is required. The proposed second story addition would have an existing front yard setback of 10.2' 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 is on file in Building Dept.

Christine Mappa was sworn and testified.

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

2. Application #2006-036, Joseph D. Ravenelle

12-18 Bellair Avenue, Block 4520, Lot 19, 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 is on file in Building Dept.

Joseph Ravanelle sworn and testified.

Take a Break for Mr. Ravenelle to decide: motion by Mr. Meer and seconded by Mr. Newman and unanimously approved by roll call vote.

Amended application to 6.42%/

Public: Harvey Rubinstein asked questions.

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

3. Application #2006-037, Antonio & Julie Beites

5-29 Elizabeth Street, Block 1405, Lot 55, Zone R-1-2

Existing lot is 6,000 sq. ft. where 7,500 sq. ft. is required. The proposed construction would increase the building coverage from 27.10% to 30.43% where 25% is permitted. With the removal of walkways and concrete, it would increase the impervious coverage from 45.26% to 46.26% where 35% is permitted. Would have an existing front yard setback of 23.71' where 30' is required. Would have an existing side yard setback of 5.74' 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 is on file in Building Dept.

Water Bill due: \$39.02

Julie Beites was sworn and testified.

On motion by Mr. Meer to approve, seconded by Mr. Karas, there was a roll call vote: Nakashian: abstained. Newman, Charipper, Meer, Salerno: yes. Spindel and Levy: no.

Residential New Business:

1. Application #2006-039, Joseph Fojon

68 Albert Avenue, Block 6806, Lot 13, Zone R-1-3

The proposed second story addition would have an existing front yard setback of 12.45' where 25' is required. The construction of a detached garage would decrease the impervious coverage from 47.10% to 38.4% 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 is on file in Building Dept.

Steve Schecter, Esq., appeared until Ron Mondello, Esq., arrived.

Sy Karas recused himself.

Joseph Fojon sworn and testified.

Public: Harvey Rubinstein asked questions.

On motion by Mr. Newman, seconded by Mr. Salerno and unanimously approved by roll call vote.

2. Application #2006-040, Eric Hirsch

15-07 Jordan Road, Block 2711, Lot 19, Zone R-1-2

The existing lot has a street frontage of 66' where 75' is required. The proposed addition would have an existing front yard setback of 26.47' 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 is on file in Building Dept.

Eric Hirsch was sworn and testified.

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

3. Application #2006-041, Howard and Lisa Londner

3-36 Hartley Place, Block 3325, Lot 3.01, Zone R-1-3

The proposed replacement of an existing detached one car garage with a new attached two car garage and new second story addition would have an existing front yard setback of 14' 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 is on file in Building Dept.

Howard Londner was sworn and testified.

Water bill: \$65.53

On motion by Mr. Nakashian to approve, seconded by Ms. Spindel, and unanimously approved by roll call vote.

4. Application #2006-042, Paul and Alexandra Frolov

38-48 Van Riper Place, Block 2505, Lot 84, Zone R-1-2

The proposed second story addition would have an existing front yard setback of 27.49' 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 is on file in Building Dept.

Brian Belcher recused himself.

Paul Frolov was sworn and testified.

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

5. Application #2006-043, Akinbowale Adegbayi

26 Smith Avenue, Block 6903, Lot 4, Zone R-1-3

The proposed additional driveway in addition to the existing 3.45' x 12.2' driveway would create two curb cuts where only one is permitted as per RGO Section 125-48(C)(7).

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

Akinbowale Adegbayi was sworn and testified.

On motion by Mr. Charipper to approve, seconded by Mr. Newman, there was a roll call vote: Karas: no. Nakashian, Newman, Spindel, Charipper, Meer & Levy: yes.

6. Application #2006-044, Joell and Jane Perkel/F. Cannella 34-15

34-15 Hillside Terrace.

The proposed in-ground pool with walkway would increase the impervious coverage from 33.98% to 42.88% where 35% is permitted as per RGO Section 125-12 Schedule of area, yard and building requirement.

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

Frank Cannella was sworn and testified.

Camile Borno of Maltese Pools was sworn and testified.

Asya Smotkin asked questions.

Amended application to 32 x 16 ft.

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

Correspondence/Resolution/Bills

Birdsall Engineering: \$440, \$470, \$916.17, \$1,375., Azzolina & Fuery, \$137.50, \$220
\$110 and \$660, Wendell \$687.50 Landzettel: \$495

On motion by Mr. Charipper, seconded by Ms. Spindel to approved the bills and
unanimously approved by roll call vote.

Board Comments:

Machado Application: Scott Levy is to review landscape plan.

Move General Public Comments to end of meeting instead of
beginning: On motion by Mr. Newman, seconded by Mr. Belcher
and unanimously approved by roll call vote.

Approve Minutes. None.

Meeting Adjourned

On motion by Mr. Charipper, seconded by Mr. Belcher, the meeting was adjourned at
11:40 p.m.

Karen Kocsis, CSR