

BERGENFIELD ZONING BOARD OF ADJUSTMENT  
MINUTES - REGULAR MEETING  
AUGUST 1, 2016

Meeting opened at 8:15 p.m. by S. Stein, chair, with pledge of allegiance and in accordance with sunshine law.

Resolution to approve absence of following members approved: B. Deauna.

Roll call:

Shimmy Stein – present

Richard Morf - present

Steve Madsen –present

Buddy Deauna – present

Richard Daly – present

Sara Berger – Present

Amnon Wenger – 1<sup>st</sup> alternate – present

Rafael Marte, 2<sup>nd</sup> alternate- present

Ronald Mondello, Esq. – present

Remington Vernick & Arango Engineers:

David Gleassey - present

Charles Steinel, Council liaison – present

\_\_\_\_\_, Planning liaison - absent

**MINUTES** – Minutes of July 11, 2016 were approved as submitted.

**COMMUNICATIONS** – None

**PUBLIC COMMENT** - None

**RESOLUTIONS** –

**1 Surrey Ln, LLC, 1 Surrey Lane** On motion by R. Morf and seconded by R. Marte, the Resolution was approved as submitted.

**Love and Truth Church, 169 North Washington Avenue** – On motion by B. Deauna and seconded by R. Marte, the Resolution was approved as submitted.

**Liss, Michael and Shoshana, 41 Addison Road** - On motion by R. Morf and seconded by A. Wenger, the Resolution was approved as submitted.

**Katz, Jonathan and Rebecca, 44 Dudley Drive** – On motion by R. Morf and seconded by B. W, the Resolution was approved as submitted.

**Little Explorers Learning Center, Inc., Clinton Avenue Reformed Church, 58 James Street** On motion by R. Marte and seconded by R. Morf, the Resolution was approved as submitted.

**Church Street Bergenfield Associates LLC, 90 West Church Street** - Held for September 12<sup>th</sup> meeting at request of applicant.

**OLD BUSINESS** - None

**NEW BUSINESS**

**Baptist, 170 Vreeland Avenue** – Application deemed complete and marked Exhibit A. Applicant Gary Baptist sworn in and stated he wanted to construct a roof over his front steps to protect them from weather especially snow. Setback requested is 16.87 feet where 25 feet is required. Floor opened and closed to property owners within and outside 200 feet with no comment.

On motion by A. Wenger and seconded by S. Berger, the application was approved as submitted.

**Horowitz, 427 Greenwich Street** - Application deemed complete and marked Exhibit A. Gary Aquarian gave his qualifications and was accepted as an architect. Lot coverage limited to 35% where applicant is requesting 50.7% coverage. This is still down 2% from existing. Applicant agreed to seepage pit and to take out patio which would reduce coverage even more. Applicant Stacey Horowitz sworn in and said variance is requested to expand living space for growing family and for visits from father who needs more space since his accident. Floor opened and closed to property owners within and outside 200 feet with no comment.

On motion by A. Wenger and seconded by S. Berger, the application was approved as submitted.

**Kirschenbaum, 35 Regent Street** - Application deemed complete and marked Exhibit A. Shimmy Stein lives within 200 feet of applicant but said he could be impartial. No objections. Piero Gabucci gave credentials and was accepted as architect. He stated that applicant is seeking variances for 40.5% lot coverage where 30% is allowed, 59.9% improved lot coverage where 35% is allowed and installation of in-ground pool 7.5 feet from property where 10 feet is required. On questioning by Board, applicant agreed to use pavers for driveway and walkway and walkway around pool which will reduce coverage to 45%, seepage pit per Board engineer approval and to submit plans for pool to Board engineer for approval. Applicant Karen Kirschenbaum affirmed and said they wanted the pool because they have 4 boys and the whole family likes to swim. Floor opened and closed to property owners within and outside 200 feet with no comment.

On motion by A. Wenger and seconded by S. Berger, the application was approved as submitted.

**Landmark, East Johnson Avenue** – Bob Costa, engineer, represent applicant requested an amendment to resolution of 2013 to approve the construction of a new headwall. Applicant will use all new piping up to end of it and there will be no effect on the town. Nothing else changes. Amending resolution will allow applicant to not go to CSX for approval which is time-consuming and will allow the work to begin now

On motion by S. Stein and seconded by S. Berger, the application to amend the prior resolution was approved.

Meeting adjourned at 9:00 pm.

Respectfully submitted,  
Joan Compton, Clerk

**Next meeting September 12, 2016.**