

**MINUTES  
REGULAR MEETING  
LITTLE FERRY PLANNING/ZONING BOARD  
December 9, 2015**

**MEETING START:**

**CALL TO ORDER-FLAG SALUTE:**      TIME:       7:33       P.M.

**PLEDGE OF ALLEGIANCE:**                  Lead by Brian Giblin      

**OPENING STATEMENT:**

**This is a regularly scheduled meeting of the Planning/Zoning Board of the Borough of Little Ferry, New Jersey and notice has been provided pursuant to the Open Public Meeting Act by mailing notices to the Bergen Record and Star Ledger and, by posting notice in the Municipal Building and by filing a copy of such notice with the Borough Clerk of the Borough of Little Ferry. The notice contained the date, time and place of such meeting.**

**ROLL CALL:**

Ronald Anzalone, George Carrion, Steven Gerard,  
William Lenihan, Lorenzo Migale, Joseph Olivelli,  
Winton Ramsay, Alan Soojian, Gino Tessaro

Brian T. Giblin, Board Attorney  
Bertha Sneyer, Board Clerk

**ABSENT:**      James Avillo, Marty Loesner

**APPROVAL OF MINUTES:**

November 18, 2015

Motion to approve:       Steven Gerard            Second:       Gino Tessaro        
Approved

**CORRESPONDENCE:**

November 20, 2015 – Nicholas Salerno, Architect - 260 Bergen Tpk  
NJ Planner – September / October Vol. 76, No 5

**UNFINISHED OR ADJOURNED HEARINGS OF APPLICANTS:**

**260 BERGEN TURNPIKE**  
Block 5.01; Lot 2

**2015-08-04-Z-8**

Owner/Applicant - 250 BERGEN FERRY ASSOCIATES, LLC

467 SYLVAN AVENUE  
ENGLEWOOD CLIFFS, NJ 07632  
Zoning\_35-112.6 Lot Coverage; 35-112.11 Landscape;  
35-112.12 Landscape Buffer; Parking Stall Size; 2-way driveway isle width of 25ft.

Application of 260 Bergen Turnpike requested an adjournment until the January 13, 2016 meeting, without the necessity of re-notification

**HEARING OF NEW CASES/APPLICANTS:** None

**APPROVAL/DENIAL OF RESOLUTIONS:**

**37 PROSPECT AVE**

Owner/Applicant - **TAYEB & NAIMA SOUAMI**

**2015-09-21-Z-9**

37 PROSPECT AVE  
Block 93; Lot 24

Variances: 35-108.4-Permitted Accessory Use; 35-108.6 Area and Yard Requirements (garage); 35-109- Lot coverage; 17-5 Location of pool. Remove Garage, some driveway and install pool.

Chair entertains a motion to waive the reading of the Resolution and approve or deny the application.

**Motion to waive the reading of the Resolution and** approve the application was made by George Carrion and seconded by Gino Tessaro.

Roll Call – Ayes - George Carrion, Steven Gerard, William Lenihan, Lorenzo Migale,  
Winton Ramsay, Alan Soojian, Gino Tessaro  
Nay - Joseph Olivelli,  
Absent - Marty Loesner

**Motion Carries**

**17 CHAMBERLAIN AVENUE**

**2015-11-04-Z-11**

Block 80; Lot 17

Owner/Applicant - **DAVID VIGNOLA**  
203 FOREST DRIVE  
HILLSDALE, NJ 07642

Zoning-Variance #35-109.6 Lot Coverage (10,000 sq ft);  
Construction of New 2-Family on Vacant home

Chair entertains a motion to waive the reading of the Resolution and approve or deny the application.

**Motion to waive the reading of the Resolution and** approve the application was made by George Carrion and seconded by Steven Gerard

Roll Call – Ayes - George Carrion, Steven Gerard, William Lenihan,  
Lorenzo Migale, Joseph Olivelli, Winton Ramsay,  
Alan Soojian, Gino Tessaro  
- Absent - Marty Loesner

**Motion Carries**

**53 ST. JOHN STREET**

**2015-11-5-Z-12**

Block 33.02; Lot 15

Owner/Applicant - CHRISTOPHER THOMAS  
53 St. John Street

Variances: (1) Section 35-108.6 requires an 8 foot single side yard setback, the proposed one story deck addition with a roofed porch provides a 4 feet. (2) Section 35-108.6 requires a 25 foot front yard setback, the proposed front canopy with posts provides 21.9 feet. (3) The proposed condensing unit is located in the front yard setback along St. John Street, Section 35-108.6 requires a 25 foot front yard setback, the condenser provides 19.2 feet. It is important to note that the new condensing unit must be elevated above the BFE and cannot be ground mounted;

(4) Section 13-5.3 limits fences erected in a front yard of any lot in a residential zone or along a public right of way to four (4) feet in height and fifty (50%) percent solid. Application provides for a solid 6 ft high fence along St John Street; must apply for a fence height variance

Chair entertains a motion to waive the reading of the Resolution and approve or deny the application.

**Motion to waive the reading of the Resolution and** approve the application was made by George Carrion and seconded by Lorenzo Migale

Roll Call – Ayes - George Carrion, Steven Gerard, William Lenihan,  
Lorenzo Migale, Joseph Olivelli, Winton Ramsay,  
Alan Soojian, Gino Tessaro  
Absent - Marty Loesner

**Motion Carries**

**New Business:** Alan inquired about the pounding coming from Moonachie.  
Construct small bridge from Moonachie to Little Ferry.

Alan stated homeowners complaining –dynamic compaction on Gates Property. Homeowners were given a letter with contact information. Any reports should be made to this number.

Chair Wishes all a Safe , Happy and Healthy New Year.  
Motion to Close

**Pay all Bills:**

**Remington Vernick & Arango**

**Job & Job:**

**Giblin and Gannaio, LLC**

**Nicholas Salerno Architect**

250 Bergen Turnpike Invoice 11/20/15 ..... \$812.50

**ADJOURNMENT: 7:40pm**

**Motion:** Steven Gerard                      **Second:** Ronald Anzalone

**Approve:** \_\_\_\_\_

**Abstain:**

**Absent:**