

**MINUTES
REGULAR MEETING
LITTLE FERRY PLANNING/ZONING BOARD
JUNE 10, 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,
Lorenzo Migale, Joseph Olivelli, Winton Ramsay,
Alan Soojian, Gino Tessaro

ABSENT : James Aвило, William Lenihan, Marty Loesner (excused),

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

APPROVAL OF MINUTES:

Motion to waive the reading and accept the minutes May 13, 2015

Motion: Steven Gerard **Second:** Gino Tessaro

Approve: All in favor

CORRESPONDENCE:

UNFINISHED OR ADJOURNED HEARINGS OF APPLICANTS:

HEARING OF NEW CASES/APPLICANTS:

APPROVAL/DENIAL OF RESOLUTIONS:

Property Owner: LIP LIFE REALTY INC NJ

Applicant – Laon Fashion Corporation
15 Liberty St
Block 76; Lot 10.01

2015-02-20-Z-3

Zoning Application- Use building as a warehouse for its clothing import business; parking spaces; Section 35-111.9 parking areas, loading and unloading areas shall be screened; Section 35-111.12

Carried to the next scheduled meeting - no action

Property Owner: ZANELLI, JOSEPH J

Applicant – Joseph J. and Jennifer Zanelli
12 Park Street
Block 43; Lot 13

2015-03-10-Z-4

Zoning Application – 35-108.6 Area and Yard Requirements Lot Coverage
Installation of 15ft above ground pool.

Motion to Waive the reading and Approve was made by: Steve Gerard and

Second: Lorenzo Migale

Approve: George Carrion, Steven Gerard, Lorenzo Migale,
Joseph Olivelli, Winton Ramsay, Alan Soojian, Gino Tessaro

Motion Passed

Property Owner: 200 Route 46 West Little Ferry, LLC

Applicant: AUTOZONE, NORTHEAST, LLC
C/O: CURTIS SIGLER/Owner also

2014-12-2-Z-16

200 Route 46 West and 115 Woodland Avenue
Block 13, Lot 1 Block 13, Lot 67

Zoning Application: Various bulk ordinances and use ordinance required. Demolish existing structure (A1 Tile) and erect an Auto Zone retail store, a Seven-Eleven convenience store as well as an electronic billboard, sub-division.

“Mr. Miglorino - correction to resolution:

Comment #10 page 5: The proposed electronic billboard will not be on the roof of the 7-Eleven. It is on a pole base that is immediately adjacent to the back of the 7-eleven building.

Comment #16 page 6: The light pole in the front is 20' high, not 18'. The other poles are 16' high as noted in the resolution.

Mr. Giblin stated minor deviation will check notes, and submit amended resolution. “

Motion to Waive the reading of the resolution as corrected verbally previous to the reading.

Approve was made by: Alan Soojian and

Second: Lorenzo Migale

Approve: Steven Gerard, George Carrion, Joseph Olivelli,
Winton Ramsay, Alan Soojian, Lorenzo Migale Gino Tessaro

Motion Passed

Property Owner: PUENTE, Marco B. & Mabel E.

Applicant – Marco Puente

2015-04-000-Z-0

20 Union Avenue

Block 64; Lot 2

Zoning Application: 35-108.6 Lot coverage variance and any additional variances necessary to allow the construction of a 8’x10’ dorm at the rear of resident.

Motion to waive the reading and Approve was made by: George Carrion and

Second: Steve Gerard

Approve: George Carrion, Steven Gerard, Lorenzo Migale,
Joseph Olivelli, Winton Ramsay, Alan Soojian, Gino Tessaro

Motion Passed

New Business:

Bert – has been questioned by applicants or representative of applicant as to who deems an application complete before it is placed on the agenda.

Who has the authority to deem an application complete when it needs to go before the engineer and planner?

Board can only require what is on checklist.

Brian suggested Joe and he speak with Ken Job to go over checklist so we can all get on the same page. Ken needs to attend meetings to discuss.

Discussed Application Package, Joe Olivelli and Brian Giblin took hard copy with them to review.

Changes need to be adopted by the Mayor and Council.

Joe has spoken to Ken about attending meetings, especially with major issues.

Pay all Bills:

Remington Vernick & Arango

Job & Job:

Giblin and Gannaio, LLC

May 27, 2015 Professional Fee– Docket L-3136-14	
January 1 – April 30, 2015	\$4,169.50
May 29, 2015 Professional Fees- Resolutions	
Robert & Kikuko Klawitter	300.00
Pankaj R. & Kalpana Panchal	300.00
Dr. Bhupinder S. Sachar	300.00
205 Bergen Turnpike LLC	1,000.00

ADJOURNMENT:

**Motion: to close at 7:51pm
All in favor**