

**MINUTES  
REGULAR MEETING  
LITTLE FERRY PLANNING/ZONING BOARD  
November 18, 2015**

**MEETING START:**

**CALL TO ORDER-FLAG SALUTE:**            TIME: 7:35 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:**

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

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

**ABSENT:**            Ronald Anzalone, James Avillo,

**APPROVAL OF MINUTES:**

October 14, 2015  
Motion to waive the Reading and Approve the minutes:  
Steven Gerard and seconded by Marty Loesner

**CORRESPONDENCE:**

October 29, 2015    North Star Design - AutoZone/7-Eleven  
November 2, 2015    Job and Job - Auto Zone/7-Eleven  
November 4, 2015    Remington & Vernick - 37 Prospect Avenue  
November 11, 2015    Job & Job 205 Bergen Tpk

Before testimony of first application - Mr. Giblin makes an announcement of the adjournment of Application #2015-08-04-Z-8; 260 Bergen Turnpike. Application adjourned to the December 9<sup>th</sup> meeting.

**UNFINISHED OR ADJOURNED HEARINGS OF APPLICANTS:**

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

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

37 PROSPECT AVE

Block 93; Lot 24

Variations: 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.

Mr. Tayeb Souami, homeowner and Tony Zaleski owner of Custom Pools by Tony takes podium. They were sworn in from prior meeting.

Applicant was asked to describe changes made to the application since the last meeting. Tony – filter was relocated for backwash purposes. Described the width of walkway around pool; remove the garage with no intention to replace at this time. Pool dimensions 644 sq ft; deck approximately 600 sq ft.; needed existing garage space for the pool and the deck.

Chair opens to Board any questions.

Alan Soojian mentioned plans show applicant still has room to put a garage up in the future. Mr. Giblin stated that applicant would still have to come before the Board because it would require a variance for lot coverage.

Chair reminded applicant that at the last meeting; you were requested to install a one car garage, you are still presenting to the Board that you are not installing a garage. This is required by Borough of Little Ferry to have garage – parking one car in (garage) and one out.

Marty – pool equipment - being installed next to deck; is this a heater?  
Applicant responded - Heat pump.

Chair – opens to public – no one approached  
Applicant has anything to add.

Board member asked what was being installed where the macadam was being removed in the driveway - applicant stated grass would be planted.

Applicant – Mr. Souami my wishes are that you approve the application

Chair entertains a motion to approve or deny the application.

Motion to approve the application was made by Alan Soojian and  
seconded by Marty Loesner

Roll Call - Ayes - George Carrion, Steven Gerard, William Lenihan,  
Winton Ramsay, Alan Soojian, Gino Tessaro

Nay - Joseph Olivelli

Motion passes

**HEARING OF NEW CASES/APPLICANTS:**

**260 BERGEN TURNPIKE**

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

Block 5.01; Lot 2

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.

Mr. Giblin announced that at the request of both the applicant's and potential objector that Application has been adjourned to December 9<sup>th</sup> meeting. Applicant **will not** have to re-notice. Anyone here tonight for this application is asked to return Wednesday, December 9<sup>th</sup>.

**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

Mr. David Vignola, property owner and applicant and Mr. Dan Dressel, Architect. Mr. Vignola stated his Architect would give testify. Mr. Dressel provided his qualifications - degree from NJIT, 1996 licensed, employed in the architect field since 1990, self-employed, has testified in other towns throughout New Jersey and been accepted as an expert witness, first time in Little Ferry. Mr. Dressel was accepted as an expert witness.

Mr. Dressel – application is simply to construct a 2-family home - 17 Chamberlain Avenue. The property area is zoned as a 2-family; variance we are seeking is property size – required is a 10,000sq ft for a 2-family home and this existing lot is 7500sq ft. The structure was designed to meet all the setbacks completely; it is a corner lot (Helen and Chamberlain). All setbacks have been met for a corner lot. Mr. Dressel describes layout of the home. Drawing A-2 meets height requirements; single car garage requirement; one in and one out for each unit. Mr. Dressel describes other dwellings in the area.

Chair opens to Board for questions –

Alan Soojian - Windows are they egress and would meet code requirements.  
Fire Escape requirements –

Mr. Dressel – not a three story building, code does not require fire escape

Chair – opens to public – no one approach – Closed to public

Chair entertains a motion to approve or deny the application.

Motion to approve the application was made by Steven Gerard and  
seconded by Gino Tessaro

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

Motion passes

**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 23.9 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.

Applicant, Christopher Thomas, came before the Board with his Attorney, Dennis J. Francis and Architect, Wayne Guskind.

Mr. Francis opens with introduction of applicant and property in question; 53 St. John Street, Block 33.02, and Lot 15. The property is a corner lot with 65ft in depth and 121 ft in length (looking at the front door). Currently a one-family home occupies the property, applicant seeks on continuing the 1-family use; however, the plans showing modifications to the exterior of the home as well as interior renovations, although we are not here for that tonight. As a result of those modifications we are here tonight to apply for 4 variances requested of this Board for the approval:

1<sup>st</sup> - single side yard setback which the zone requires 8ft, and since this is a corner lot it has 2 side yards. Essentially, this side yard is to the rear of the property where that ground level porch is currently located – that needs to be 8ft off the setback; right now it is currently within the setback and we need to go a little further into it within 4 feet.

2<sup>nd</sup> - front yard setback, 25 ft required, with the change of the posts provides 23.9 feet off front yard

3<sup>rd</sup> - the front yard setback side of home, requires a 25 foot front yard setback, the proposed condenser unit which must be elevated above the BFE provides 19.2 feet

4<sup>th</sup> - Height and fullness of fences. Not allowed to have a fence more than four (4) feet in height and fifty (50%) percent solid. Application provides for a solid 6 ft high solid vinyl fence.

Mr. Francis has 2 witnesses to testify – property owner Mr. Christopher Thomas and Wayne Guskind, Architect.

Mr. Christopher Thomas is sworn in. stated he is the owner of the subject property; bought as 1-family continue as 1-family. Mr. Thomas hired Mr. Guskind to prepare the plans and changes to the property. Always liked the block, further described changes to the house.

Chair opened questions from the Board to Applicant.

Winton Ramsay - questioned roof line. Applicant stated new roof line is only 3” more As original roofline already sits in the setback,

Alan Soojian - Bushes on the corner, how tall? Will they be blocking the view? Applicant – tiny little guys.

Mark Everett – questioned set backs on the plans 21.9 from setback for front canopy.

Open to public --- Joseph Leonardi, 49 St John St. - questioned fence on the bend – Facing house fence would be on left side. Mid-way back on the house.

Closed to public

Mr. Guskind – approaches podium and is accepted as expert witness. Mr. Guskind reviews zoning variances (1) open front porch (21.9); applicant agrees will not be closed in (2) condensing unit (20.8) and fence – side setback. Cover condensing unit; buffer with low cover shrubbery. (4) deck addition – depicts where canopy will be; deck upon existing structure. Mr. Guskind continues to describe the scope of work.

Chair – open to questions from the Board

Purpose of the overhang - NO BBQ allowed on deck. Chair for getting direct sunlight, no BBQ to be used.

Open to the public – Mr. Leonardi questioned the length of the fence.

Closed to the public

Summation by Mr. Francis

Chair entertains a motion to approve or deny the application.

Motion to approve the application was made by William Lenihan and  
seconded by Gino Tessaro

Roll Call – Ayes - George Carrion, Steven Gerard, William Lenihan,  
Marty Loesner (No BBQ\*), Lorenzo Migale, Joseph Olivelli (No BBQ),  
Winton Ramsay, Alan Soojian, Gino Tessaro

\*BBQ – condition of Approval

Motion passes

**APPROVAL/DENIAL OF RESOLUTIONS:**

Owner/Applicant - **JEANNE BROOKS**

**2015-09-22-Z-10**

51 ECKEL RD

Block 101; Lot 14

Variances: Construct an addition to an existing non-conforming 2-family and location  
of first floor deck due to on corner lot. d(2) use variance; 35-601a,1; 2-front yard  
setbacks;

Chair entertains a motion to waive the reading of the Resolution

Motion to approve was made by Alan Soojian  
and seconded Steven Gerard

Chair entertains a motion to approve or deny the application.

Motion to approve the application was made by Alan Soojian and  
seconded by Winton Ramsay

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

Motion passes

Open to public – any New Business

**New Business:**

Mr. Avillo – sends regrets not at tonight’s meeting and wishes all a Happy Thanksgiving

Chair welcomes Mr. Lenihan back from surgery

Board member questioned status of CVS.

Mr. Giblin addressed the Board, received brief from Mr. Nuckel's attorney and will respond.

**Pay all Bills:**

**Remington Vernick & Arango**

250 Bergen Turnpike Invoice #0230P006.....	110.00
37 Prospect Avenue Voucher #0230P007.....	330.00
250 Bergen Turnpike Invoice #0230P006-3.....	467.50
37 Prospect Avenue Voucher #0230P007-2.....	605.00

**Job & Job:**

AutoZone/7-eleven Voucher # 31-0587	966.58
205 Bergen Turnpike, LLC Voucher #31-0589	413.75

**Giblin and Gannaio, LLC**

Nuckel v Fist Hartford Realty et als	1,591.00
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HAPPY THANKSGIVING

**ADJOURNMENT: 8:30pm**

**Motion:**  Lorenzo Migale **Second:** \_\_\_\_\_

**Approve:**  All in favor \_\_\_\_\_

**Abstain:**

**Absent:**