

**MINUTES  
REGULAR MEETING  
LITTLE FERRY PLANNING/ZONING BOARD  
October 14, 2015**

**MEETING START:**

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

**PLEDGE OF ALLEGIANCE:**                    Brian T. 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:**

James Avillo, George Carrion, Steven Gerard, Joseph Olivelli,  
Winton Ramsay, Alan Soojian, Gino Tessaro

**ABSENT:**

Ronald Anzalone, William Lenihan,  
Marty Loesner, Lorenzo Migale

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

**APPROVAL OF MINUTES:**

August 12, 2015

September 9, 2015 Meeting Cancelled

Motion to waive the reading of the minutes and accept with the correction of the spelling of the word **hours**; by Alan Soojian and seconded by Steven Gerard. All approved

**CORRESPONDENCE:**

9-1-15 Neglia - 205 Bergen Turnpike / 9 Lakeview Ave

9-2-15 Remington & Vernick – 250 Bergen Turnpike

9-18-15 D.J. Egarian & Associates, Inc (representing applicant) 37 Prospect Avenue

9-28-15 Job & Job 37 Prospect Avenue

10-1-15 Job & Job -250 Bergen Ferry Associates

NJ Planner – July/August 2015

10-14-15 D.J. Egarian & Associates, Inc.

**UNFINISHED OR ADJOURNED HEARINGS OF APPLICANTS:**    None

**HEARING OF NEW CASES/APPLICANTS:**

Owner/Applicant - **TAYEB & NAIMA SOUAMI**  
37 PROSPECT AVE  
Block 93; Lot 24

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

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.

Tayeb Souami, homeowner was sworn in and gave testimony as to why they want a pool.

Mr. Souami stated he would like to install a pool to keep his children at home on the weekends and for his wife to exercise as she was involved in a car accident. Mr. Souami said his garage is a disaster and this is the reason he wants to demolish it. He is aware that the Borough of Little Ferry requires a garage for all one and two family homes. Mr. Souami is requesting a variance to demolish his garage as he believes there is enough space to park 5 cars in his yard without the garage.

Tony Zaleski of Custom Pools by Tony, located in Chester, NJ, was sworn in and accepted as an expert witness. Registered and license by the State of New Jersey. Variance for removing the garage.

Zaleski- The homeowner has enough space on the side of his house to fit 4-5 cars comfortably and the existing garage is not in use. Clarified a new garage would not be erected. 16' x 32' pool proposed – pavers may be used instead of concrete to conform to the impervious coverage requirements.

Dimensions around the pool 4' walkway with a sitting area near shallow end near the house.

Lot coverage is going down from 50.5 to 43 by removing the driveway and garage. Lot coverage to be recalculated.

Ken Job, Town Engineer is asking for plans to be revised and the elevation calculations to be corrected Plans needed for the exact dimensions of the pool and impervious coverage. Pool will be free form – can be made into any square footage.

Newspaper notice was incomplete in that it did not advise that the plans were in the clerk's office for the public to review during business hours.

George – recommends plans be re-submitted to Mr. Bolan with the exact design and specific dimensions. Plans to need to be reviewed by the zoning official before a variance can be issued.

Applicant stated there was a denial letter from Mr. Bolan submitted. He has been working on this project for awhile, working with another pool company who did nothing. Plans to

need to be reviewed by the zoning official before a variance can be issued. There are no plans to erect a new garage.

Mark Everett – need revised plans as per report from Job & Job.

Reappear at the November 18<sup>th</sup> meeting, re-notice correctly in the newspaper “plans on file with the clerk’s office”; address open items Mr. Job’s letter, dimension and impervious coverage and replacement of garage.

Owner/Applicant - **JEANNE BROOKS**  
51 ECKEL RD  
Block 101; Lot 14

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

Variations: 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;

Jeanne Brooks and her Architect, Mark Stefanelli appeared before the Board to give testimony as to why they came before the Board.

Mr. Mark Stefanelli and Jeanne Brooks were sworn in. Ms. Brooks, homeowner, stated she is here tonight to obtain the variances needed, thank you for your time, to improve her home through the RREM Program and conform to the program needs to make changes and that’s why she is here.

Mr. Stefanelli stated his qualifications, and was accepted as an expert witness. Existing legal 2 family house. Proceeds to describe present conditions of the house; 4 parking spaces. AE flood zone, home is prone to flooding up to 4’; program encouraging homeowners to raise homes out of flood zone. Proceeds to explain hardships, relief 3 variances – 2-front yard and use. Mark exhibit as A-1. Relocate existing 2-bedroom apartment; family room and covered staircase and allow for a covered parking space (2 cars underneath and 2 outside spaces).

Chair open to Board –

George – question look; mechanicals of first floor.

Mr. Stefanelli - Each floor will have its own utility room

Ms. Brooks – thanks architect, Appreciate cooperation, would rather not do this project, however feels compelled. Been subject to 3 floods, cost of insurance. And would appreciate a favorable reply.

Chair open to Public –

Member of the board asked if a fire escape was necessary.

Mr. Stefanelli in summing up , respectfully request Board grant Ms. Brooks her variances, keeping expenses down and her family together.

Chair entertained a Motion to accept or deny.

Motion to accept was made by George Carrion and seconded by Steven Gerard

All in favor: George Carrion, Steven Gerard, Joseph Olivelli, Winton Ramsay,  
Alan Soojian, Gino Tessaro. Motion passes

**APPROVAL/DENIAL OF RESOLUTIONS:**

Property Owner: **BARES, RAYMOND C/O LIBERTY BELL**  
Applicant : Raymond Bares **2013-5-2-P-3**  
End of Franklin and Ann Street  
Block 32 Lot(s) 12.02 & 15  
Final Major Subdivision Approval

Property Owner: **PAJ REALTY**  
Applicant – (VALERO) **2015-06-01-Z-7**  
179 Route 46  
Block 19; Lot 48  
Zoning Application: Final site plan approval and use variance to expand and relocate the nonconforming convenience store to approx 1,995 sq ft and add 2 fueling pumps to the nonconforming gasoline station

Motion was made to approve and waive the reading of the resolution by Steven Gerard and seconded by Alan Soojian

All in favor - Steven Gerard, Joseph Olivelli, Winton Ramsay, Alan Soojian,  
Gino Tessaro. Motion passes

**New Business:**

**Pay all Bills:**

**Remington Vernick & Arango**  
179 Route 46 –Invoice #0230Z004..... 220.00  
250 Bergen Turnpike Invoice #0230P006..... 1,210.00

**Job & Job:**  
Bares Major Subdivision Voucher #31-0574..... 999.12  
37 Prospect Avenue Voucher #31-0580..... 519.88  
250 Bergen Turnpike Voucher #31-0582..... 2,872.38  
205 Bergen Turnpike Voucher #31-0569..... 231.25

**Giblin and Gannaio, LLC**

**ADJOURNMENT: 8:29pm**

**Motion:** to adjourn Steven Gerard **Second:** Alan Soojian  
**Approve:** All in  
favor \_\_\_\_\_