

**MINUTES
REGULAR MEETING
LITTLE FERRY PLANNING/ZONING BOARD
MAY 13, 2015**

MEETING START:

CALL TO ORDER-FLAG SALUTE: TIME: 7:30 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, Marty Loesner,
Lorenzo Migale, Joseph Olivelli, Winton Ramsay,
Alan Soojian, Gino Tessaro

ABSENT: James Avillo, William Lenihan

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

APPROVAL OF MINUTES:

January 14, 2015; April 8, 2015

Motion to waive the reading and accept the minutes of January 14, 2015
and April 8, 2015

Motion: Steven Gerard Alan Soojian **Second:** Steven Gerard

Approve: All in favor

CORRESPONDENCE:

February 27, 2015 – e-mail – Re: Fee Schedule – Planning and Zoning

April 14, 2015 Mark E. Everett – Remington & Vernick – Review #3 Preliminary/Final Site Plan, Proposed AutoZone (Store #6446)

April 20, 2015 Job & Job – Site Plan – Auto Zone / 7-Eleven

April 23, 2015 Job & Job – Raymond Bares Major Subdivision

April 23, 2015 Job & Job – 9 Chamberlin Avenue, Subdivision

April 27, 2015 - Interoffice memo – Resolution #162

April 27, 2015 – Resolution – Zoning Ordinance

April 28, 2015 – Giblin & Gannaio – Nuckel v. Planning Board

April 30, 2015 Mark E. Everett – Remington & Vernick – 9 Chamberlin Avenue, Subdivision

April 30, 2015 Job & Job – Palermo’s Bakery

May 5, 2015 The New Jersey Planner – March/April 2015 Vol 76 No.2

Public Service Electric & Gas – Linden Corridor Project

UNFINISHED OR ADJOURNED HEARINGS OF APPLICANTS:

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.

Leo Dugan III, Esq. represented Mr. Joseph J. Zanelli in his application for an above ground pool Zoning Variance #35-108.6. Mr. Zanelli re-noticed his application and was instructed to return to the Board. Mr. Zanelli was sworn in and gave testimony to his application. After testimony from both applicant and attorney.

Chair opened meeting to the Public ... No one from the public - Closed
Chair as Board if they had any questions. No questions; a motion was made

**Motion to Approve was made by: Steve Gerard and
Second: George Carrion**

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

Abstain: -0-
Absent: -0-
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.

Testimony continued with the Professionals. Mr. Pugsley proceeded with testimony as to the new plans as requested by the residents -- changing the location of the building and traffic flow

Michael J. Pessolano – Planner- sworn in as expert witness gave testimony Exhibit A-3 as to the overall improvement – 2 Retail Uses; D-1 variance. He also discussed the billboard.

Betsey Dolan – Traffic Engineer accepted as expert witness, gave testimony as to traffic impacts.

Residents from the audience questioned:

Laura Cirollo - the signage and lighting on Woodland;

Odette Colon - fencing

----- - truck traffic and turning radius within parking lot.

Mr. Migliorino: summarized and thanked the Board and the public for their input into the project and looked for a favorable response from the Board.

Motion to Approve was made with 2 votes:

**First - Use and Bulk Variances; fence, traffic exiting property;
6 mo trial lighting; illumination and sign**

by: Marty Loesner and **Second: Gino Tessaro**

Approve: George Carrion, Steven Gerard, Marty Loesner,
Joseph Olivelli, Winton Ramsay, Gino Tessaro

Abstain: -0-

Absent: -0-

Motion Passed

Second - Use and Variances for Billboards

by: Marty Loesner **and** **Second:** Steven Gerard

Approve: George Carrion, Steven Gerard, Marty Loesner,
Joseph Olivelli, Winton Ramsay, Gino Tessaro

Abstain: -0-

Absent: -0-

Motion Passed

HEARING OF NEW CASES/APPLICANTS:

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.

Marco B. Puente owner of the above mentioned property was sworn in and gave testimony as to why he was requesting the needed variances. William Severino, Architect was sworn in as an expert witness and provided information on the above application. Upon completion of the testimony, Chair opened the meeting to the public – no one approached – closed.

Chair – questions from the Board – no questions. Requested motion.

Motion to Approve was made by: George Carrion **and**

Second: Steve Gerard

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

Abstain: -0-

Absent: -0-

Motion Passed

APPROVAL/DENIAL OF RESOLUTIONS:

Property Owner: Pankaj R & Kalpana Panchal

2014-9-3-Z-12

Applicant: Pankaj R & Kalpana Panchal

73 John Street

Block 50 Lot 23.03

Zoning: 35-109.6 rear yard setback/lot coverage setback – 16’ rear addition to second floor of existing 2 family.

Motion to waive the reading of resolution and approve: Steven Gerard

Second: George Carrion

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

Abstain:

Absent:

Property Owner: Karma Group LLC c/o Trushar RUSHAR ShethHETH

Applicant: Dr. Bhupinder S. Sachar 2015-01-1-Z-1
211 Washington Avenue

Block 77.01; Lot 25

Zoning Application: 35-111.6 Area and Yard Requirements lot coverage to 50% in B-N District; 35-111.6 Area and Yard Requirements minimum landscape buffer 20%; 35-111 – Requires 11 spaces for residential and professional office.

Motion to waive the reading of resolution and approve: George Carrion
Second: Steven Gerard

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

Abstain:

Absent:

Property Owner: LIP LIFE REALTY INC NJ

Applicant – Laon Fashion Corporation 2015-02-20-Z-3
15 Liberty St

Block 76; Lot 10.01

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 June 10th meeting

New Business:

Riser Road Feasibility Analysis Resolution #162

Motion to Approve Consistent with the Master Plan: Alan Soojian and
Second: Gino Tessaro

Approve: All in Favor

Abstain:

Absent:

February 27, 2015 – e-mail – Re: Fee Schedule – Planning and Zoning

Motion to approve: George Carrion

Second: Steven Gerard

Approve: All in Favor

Abstain:

Absent:

April 27, 2015 – Resolution – Zoning Ordinance

Ordinance No. 1439-47-15 Location of Swimming Pools

Motion to approve: George Carrion

Second: Steven Gerard

Approve: All in Favor

Abstain:

Absent:

Pay all Bills:

Remington Vernick & Arango:

April 14, 2015	Invoice 0230P004-3 – AutoZone / 7-Eleven	\$ 770.00
	Invoice 0230Z003-2 – 15 Liberty / Laon	\$ 825.00

Job & Job:

April 20, 2015	Voucher 31-0541 – AutoZone/7-Eleven	\$2,440.88
April 23, 2015	Voucher 31-0542 – Raymond Bares Major	858.13
April 23, 2015	Voucher 31-0543 - 9 Chamberlain	403.63

Giblin and Gannaio, LLC

April 28, 2015	Professional Fee– Docket L-3136-14	\$1,116.00
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ADJOURNMENT: 10:15pm

Motion: _____ **Second:** _____

Approve: _____

Abstain:

Absent: