

**MINUTES
RE-ORGANIZATION MEETING
OF THE
LITTLE FERRY PLANNING/ZONING BOARD
JANUARY 13, 2016**

MEETING START:

CALL TO ORDER-FLAG SALUTE: TIME: 7:38 P.M.

PLEDGE OF ALLEGIANCE: Lead by Mr. Giblin

OPENING STATEMENT:

This is a regularly scheduled Re-Organization 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, James Avillo, George Carrion, Steven Gerard, Marty Loesner, Lorenzo Migale, Joseph Olivelli, Winton Ramsay, Alan Soojian, Gino Tessaro

ABSENT: William Lenihan

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

APPROVAL OF MINUTES: December 9, 2015. Minutes were accepted by Steven Gerard and Seconded by Marty Loesner.

New Member: Sabino Giannotte (Alt. 3-2 Year Term – 12-31-17).
Sworn in by Mr. Giblin.

Nominations for the following positions and professionals were made:

NOMINATION OF CHAIRMAN: Joseph Olivelli

Motion made by Steven Gerard; Seconded by Alan Soojian

No further nominations, closed

NOMINATION OF VICE-CHAIRMAN: Steven Gerard

Motion made by Alan Soojian; Seconded by Marty Loesner
No further nominations, closed

NOMINATION OF SECRETARY: Alan Soojian

Motion made by Steven Gerard; Seconded by Sabino Giannotte
No further nominations, closed

APPOINTMENT OF ATTORNEY: Brian Giblin, Esq.

Motion made by Joseph Olivelli; Seconded by Alan Soojian

APPOINTMENT OF BOARD PLANNER AND TRAFFIC ENGINEER:

Thomas R. Lemanowicz, P.E., P.P., C.M.E., C.F.M
Remington Vernick & Arango Engineers, Inc.
(Board Planner & Traffic Engineer)

Alternate : Clarke, Caton, Hintz
(Board Planner & Traffic Engineer)

APPOINTMENT OF BOARD LANDSCAPE ARCHITECT:

Scott A. Levy, Board Landscape Architect
d/b/a Scott Alan Design

APPOINTMENT OF BOARD ARCHITECT:

Nicholas Salerno Architect, Board Architect

SELECTION OF NEWSPAPERS: The Record & Star Ledger.

Motion to accept one voice Alan Soojian and Seconded by Gino Tessaro.
Roll Call – all in favor.

Chair welcomed Tom Lemanowicz.

Roll Call – Ronald Anzalone, James Avillo, George Carrion, Steven Gerard,
Sabino Giannotte, Marty Loesner, Lorenzo Migale, Joseph Olivelli, Winton Ramsay,
Alan Soojian, Gino Tessaro. All in favor, Motion Carries.

SELECTION OF PUBLIC/WORKSHOP & INSPECTION DATES: See attached

Motion to accept one voice Marty Loesner and Seconded by Lorenzo Migale.
Roll Call – Ronald Anzalone, James Avillo, George Carrion, Steven Gerard,
Sabino Giannotte, Marty Loesner, Lorenzo Migale, Joseph Olivelli, Winton Ramsay,
Alan Soojian, Gino Tessaro. All in favor; Motion Carries

CORRESPONDENCE:

e-mail - NJ Planning – Wishes for Happy New Year and information training classes
NJ Planner – November/December 2015
Mark J. Sokolich, Esq.
Job & Job – Report 65 St. John Street / 14 Claremont Ave

New Business:

Mr. Giblin stated that on residential application; no review for completeness, Bert is reviewing them preliminary to make sure that all paperwork is complete. No one is making sure that survey is up to date, variances called out and all checklist items adhered to for all of the application. We need someone to do that. The commercial ones and larger applications will go to Ken Job and he will look at them for completeness. For the smaller ones if there is a Board Member who has the time and would be available to do that would be helpful. Unaware of anyone in Borough Offices that does that. Mr. Bolan looks at them to determine if there are variances and that letter becomes part of the file; but, he doesn't review the whole package to make sure everything is there.

Mr. Gerard inquired as to the time it takes. Mr. Giblin stated a normal application 10-15 minutes to review and make sure everything is attached. Receive an average of 1 or 2 a meeting. Mr. Giblin's concern is that application being placed on the Agenda and paperwork missing, advertisement not available to close to meeting date. Planning Board has a checklist; Brian happy to help Steven. Next application review Brian, Steven, Joe and Alan.

Tom stated that the ordinances states Boro Adm.

Chair – AutoZone is on its way. Changed the landscaping, I have received a number calls about what they planted there (tiny baby plants) not what the Board recommended them to do. Spoke to property owner; he stated they would do what the Board wanted, requested. Gino stated everything looks good, put in more trees than required. Looking to open on Saturday.

APPROVAL/DENIAL OF RESOLUTIONS:

HEARING OF NEW CASES/APPLICANTS:

65 St. John Street / 14 Claremont Avenue

2015-12-31-P-13

Block 33.02 Lot(s) 17 / Block 33.02 Lot(s) 10 respectfully
Owner/Applicants:

SROM, Edward & Patricia - 65 St. John Street, Little Ferry, NJ 07643
JAMIESON, Annette Y. & Jeffrey-14 Claremont Avenue, Little Ferry, NJ 07643

A minor subdivision is requested with a “C” Variance for lot coverage

Mr. Giblin announced - Application was carried to the February 10, 2016 meeting at 7:30pm in Municipal Chambers at 215-217 Liberty Street, Little Ferry, NJ as professional Planner deemed application to be incomplete.

UNFINISHED OR ADJOURNED HEARINGS OF 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 -Applicant requested to be carried to the February 10, 2016 meeting at 7:30pm in Municipal Chambers at 215-217 Liberty Street, Little Ferry, NJ

Chair – welcomes Sabino to Board.

Pay all Bills:

Remington Vernick & Arango

Job & Job:

Minor Subdivision – 65 St. John Street & Claremont Avenue \$480.00

Giblin and Gannaio, LLC

Nicholas Salerno Architect

Next meeting – February 10, 2016

ADJOURNMENT: 7:56pm

Motion: Alan Soojian **Second:** Gino Tessaro

Approve: All in favor

Abstain:

Absent: