

**Township of South Hackensack
BOARD OF ADJUSTMENT
August 24, 2009
MINUTES**

At 7:45 p.m. the meeting was Called to Order. Pursuant to the Open Public Meetings Act, adequate notice of this meeting was advertised in The Record and the Herald News and by posting a copy of the meeting notice on the bulletin board in the clerk's office where notices are customarily posted.

The Vice-Chairman led the flag salute.
The Secretary called the roll.

Members Present

Joseph D'Amico
Jerry D'Amico
John Falato
Brian Veprek Sr
Luis Perdomo
Ray DeRiso -Zoning Officer
Evelyn Stefano-Secretary
Ralph Chandless- Attorney

Members Absent

Phil Iacono
Blasé Coppola
Bill Regan
Jim Diraimondo

CORRESPONDENCE

Joe D'Amico motioned; Falato seconded to accept the correspondence listed. All in favor.

OLD BUSINESS

ZB- 2009-04

Tigo's World's Fitness Center (Use Variance)
60 Saddle River Avenue - Block: 101 Lot: 11.01

At the last meeting the board granted to continue this application with no need to re-notice. The board requested to see all the other uses on this property in order for them to make their decision. Arenesen requested a waiver on the traffic circulation.

Steven Koestner, engineer for the applicant reviewed the signage and parking spaces. Eric Santiago reported on employees and the operation of his business. The landlord had been contacted in respect to the random trucks parked in the rear lot and that the lot will be striped as proposed for each tenant.

This hearing on this application was open to the public.

Since no comments were made it was closed to the public.

D'Amico **motioned**; Falato seconded to **approve the application for Tigo's World Fitness Center**. 5 Yes: Jerry D'Amico, Falato, Veprek, Perdomo, and Joe D'Amico

August 24, 2009

NEW BUSINESS

ZB 2009-05

Pat & Maria Spadavecchia (Use Variance)

B 7.01 Lot 24 -35 Calicooneck Road

There was no hearing because the application was deemed incomplete.

ZB 2009-06

Clemente Bakery Corporation (Use Variance)

B 50 Lot 17.02 -120 Leuning Street

The applicant is proposing the installation of a loading dock door on the east side of the structure. The Zoning Officer denied the permit for this on the basis that it would constitute an extension of a non-conforming use.

Cynthia Malizia, an employee of Clemente Bakery appeared on behalf of the applicant and presented the application. She proposed a revision to the 2001 approval to reduce the seating in the restaurant to 34 persons and 30 parking spaces. Central Bakery will continue to have their original spaces. She further stipulated that the plans would reflect the engineers request in respect to the location of parking and the relocation of dumpster. This hearing on this application was open to the public.

Since no comments were made it was closed to the public.

Joe D'Amico **motioned**; Jerry D'Amico seconded to **approve the application for Clemente Bakery**. 5 Yes: Jerry D'Amico, Falato, Veprek, Perdomo, and Joe D'Amico

At 8:55 p.m. JoeD'Amico motioned; Falato seconded to adjourn.

All in favor.

Respectfully Submitted,



Mary Terraccino
Minutes Secretary

August 24, 2009

Township of South Hackensack
BOARD OF ADJUSTMENT
September 24, 2009
MINUTES

At 7:34 p.m. the meeting was Called to Order. Pursuant to the Open Public Meetings Act, adequate notice of this meeting was advertised in The Record and the Herald News and by posting a copy of the meeting notice on the bulletin board in the clerk's office where notices are customarily posted.

The Vice-Chairman led the flag salute.
The Secretary called the roll.

Members Present

Phil Iacono
James Diraimondo
John Falato
Bill Regan
Brian Veprek Sr.
Mary Terraccino- Acting Secretary
Ralph Chandless - Attorney
David V. Nasta - Attorney
Kevin Tihacek -Boswell

Members Absent

Joseph D'Amico
Blasé Coppola
Jerry D'Amico
Luis Perdomo

OLD BUSINESS

Agenda out of order to allow David Nasta to hear testimony.

Spadavecchia – ZB 2009-05

35 Calicooneck -Block 7.01 Lot 24

David V. Nasta was present to hear the testimony for the Spadavecchia hearing because Ralph Chandless was unable to serve on this matter because of personnel business matters with Spadavecchia.

The application was marked as Exhibit A, Proof of Publication marked as Exhibit B and the Property Owners Listing as Exhibit C.

This hearing was continued from the August meeting. Pat Spadavecchia was sworn in for testimony. He stated that the conversion of this mixed use entity to a studio apartment would be less of an impact to the neighborhood.

Open to the Public

Barbara Thomas from 39 Calicooneck Road expressed her concerns with the parking along Calicooneck Road. Pat indicated that he was trying to satisfy the parking with a proposed macadam in the rear for two cars. Falato indicated that the residential use would conform to the neighborhood and for Pat to re-consider the macadam proposed in the rear. The issue here is the consideration of a studio apartment.

Closed to the Public

Nasta indicated that permitting the residential use makes the commercial use go away and a commercial use would have to come back before the board for a variance. Boswell suggested grass pavers instead of macadam for the neighbors that are concerned with

September 24, 2009