

**Township of South Hackensack
BOARD OF ADJUSTMENT
December 28, 2009
MINUTES**

At 7:42 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
Phil Iacono
Brian Veprek
James Diraimondo
John Falato

Members Absent

Luis Perdomo
Bill Regan
Blasé Coppola
Jerry D'Amico

Others

Ray DeRiso- Zoning Officer
Ralph Chandless – Attorney

CORRESPONDENCE

There were no correspondences listed to accept.

NEW BUSINESS

ZB 2009-10

Athena Restaurant – Use Variance

370 Rt. 46 - Block 1.02 Lot 1.02

This application was deemed incomplete and will be carried to the January 25, 2010 meeting. There was discussion about a use variance with the motel and the parking spaces being shared among both businesses.

Joseph D'Amico motioned; Veprek seconded to adjourn the hearing on this application until January 2010. All in favor.

ZB 2009-11

Collaborative Support Systems – Use Variance

217 Huyler Street – Block 47 Lot 8

Lawrence Tinghino, Esq. introduced Irene Sanborn as the Director of Community Outreach. She indicated that this program is state funded with 31 centers located in New Jersey. They provide support groups with peer counseling, share experiences, widow counseling and mental services. They operate M-F from 12-7 p.m. and on Sat. and Sun from 1-6 p.m. The groups run from 2-10 people. Two vans drive to the center only

requiring 2 parking spaces. Occasionally there are workshops held at the center for recovery, wellness and training.

Their lease in Hackensack is about to expire after being there for 20 years and the applicant need to vacate. The current location is on the second floor and is not handicap accessible. They don't handle drug patients.

The board members inquired about types of mental health problems, number of participants, violence in the centers, staff communicates with their doctors and pick-up and drop-off locations.

Barry Poskanzer a licensed architect was sworn in to testify. He indicated that this location on ground level would be handicap accessible. The 6 on site parking spaces exceed the need of the proposed use. The front door will be relocated and the loading dock in the rear of the building would be removed and replaced with windows. Other changes would be limited to the interior of the building, such as a "break room" to provided snacks and not meals. He indicated that this proposed use would not negatively impact the neighborhood. Ms. Snaborn indicated that the location next to the bar is not ideal but opined that it would not present a problem. The rear door would allow the smokers to congregate in order to prevent them from being in the front along Huyler St.

This hearing was Open to the Public.

Robert Patterson – 475 Anderson Street – Hackensack

He inquired about what type of mental health problems the clients have and that this type of facility being next to a busy bar is inconsistent to each other.

Gary L'Heureux – 228 Main Street – Little Ferry

He expressed his concern with the loitering of mental health patients in the presence of small children who reside in the neighboring residential properties. Mr. Poskanzer responded that most members arrive by van and only a few arrive by public transportation.

Albert Blum – 27 Fairmont Avenue – Hackensack

His primary concerns are the weekend operations, homeless people, the relocation of a problem in Hackensack to South Hackensack and the use should not be in the vicinity of residences with children.

Philip Yahn was called up by Mr. Tinghino to testify as the manager of the present facility in Hackensack. He stated that loitering outside the facility is discouraged, no one appearing to be under the influence of drugs or alcohol is permitted to remain on premise, and that there are very few members that use public transportation to get there.

The board members concurred with the opinions of board member Brian Veprek and Chariman Joe D'Amico that the proposed use conflicts with the neighboring residential use, undesirable location next to a bar, many areas of the "C" Industrial zone within the township that would be more appropriate, and despite the testimony there would be people congregating in front of the bar thus adding to the already congested neighborhood.

At 8:48 p.m. the board recessed for a five minute break.

At 8:53 p.m. D'Amico motioned; Veprek seconded to resume the meeting. All in favor. Veprek **motioned**; D'Amico seconded to deny the said application for Collaborative Support Programs of NJ Inc. 5 Yes: Joe D'Amico, Iacono, Diraimondo, Falato, and Veprek.

At 8:58 p.m. D'Amico motioned; Diraimondo seconded to adjourn the meeting. All in favor.

Respectfully Submitted,



Mary Terraccino
Minutes Secretary.