

Township of South Hackensack
BOARD OF ADJUSTMENT
May 24, 2010
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 Chairman led the flag salute.
The Secretary called the roll.

Members Present

Lou LoPiccolo Brian Veprek Sr.
Luis Perdomo Angelo Marrella
John Falato Bill Regan
Secretary -- Mary Terraccino
Boswell Engineering -- Kevin Tichacek

Members Absent

James Diraimondo
Victor Santos

Resignation

Blasé Coppola

MINUTES:

Regan **motioned**; Marrella seconded to approve the **Minutes** of the March 22, 2010 meeting. All in favor.

CORRESPONDENCE:

LoPiccolo **motioned**; Veprek seconded to accept the **Correspondence** listed and place them in the appropriate files. All in favor.

OLD BUSINESS

There was no old business.

NEW BUSINESS

BOA 2010-01

Marianinfa Zito
77 Calicooneck Road
Block: 29 Lot: 7.05

Paul Krisan was present to represent Matthew DeMaria's office.

Marianinfa Zito from 27 Paroubek Street, Little Ferry, NJ was sworn in to testify as the applicant. Krisan questioned Maria the status of parcel and what she proposed.

She replied that the lot is vacant land and that her plans are to build a 2 family house.

One apartment for her to live in and the other apartment as a rental.

May 24, 2010

Bill Cocoros was sworn in as an expert architect from Vassilios Cocoros Group, Englewood Cliffs, NJ. He indicated that the oversized lot is in a residential zone. Sheet A-1 and A-2 were last revised 3/9/2010. Sheet A-1 is the house elevations and Sheet A-2 are the floor plans. There are 4 parking spaces in the driveway and 2 in the garage. He indicated the proposed living area on the main floor to be 4571 s.f. and the maximum living area on the 2nd unit is 1257 s.f. totaling 5828 s.f.

Ray DeRiso was sworn in as the zoning officer for So. Hackensack. He questioned the calculation of the living areas.

Kevin Tichacek from Boswell Engineering was sworn in and testified that the s.f. of living area on the rental unit is 1586. A variance is needed for the driveway openings and for the detached garage. He also indicated that there was a house on this lot prior, so there should be water and sewer connections available.

A two page black/white aerial view of the neighborhood was put on the record as exhibit A-1 and dated 5/24/10 to show the board that there are other properties in the area with accessory buildings on their lots and also extended driveways.

Padovano asked if the applicant was willing to comply with the recommendations in Boswell's letter dated May 19th. Krisan replied yes.

There was much discussion among the board members as to the side yard landing, the amount of top soil that has been dumped at the site, use of the accessory building, and curb cuts for the driveway. DeRiso asked how many electric meters will be provided and the applicant replied 2.

This application was Open to the Public.

Vincent Riotto – 70 Calicooneck Road – stated the house is too big and the accessory building is more like a commercial building and he opposes the variances being sought.

Patricia Calabrese – 9 John Street – stated that this dwelling looks like a 3 family house and does not conform to the neighborhood and that Mr. Zito has a way with not complying with property lines.

Lorraine Ferraro – 29 John Street – stated that the garage in the rear is a possible apartment sometime down the road and that Mr. Zito has dumped top soil on another property on John Street which creates flooding in her yard. She also indicated that this lot is already full of cars.

Salvatore Dimartino – Calicooneck Road – stated that he already has a problem with the fence from this lot not being on the property line and that cars should be brought to a mechanic and not worked on in a residential area.

Veprek motioned; Perdomo seconded to Close to the Public; All in favor.

Padavono advised the board that they do not have to vote on this application tonight and that they could carry this to the June meeting while the applicant revises and recalculates a new plan, since there were so many issues to be revised.

Perdomo motioned; Falato seconded to adjourn this hearing to the June 28, 2010 meeting. Roll Call Vote: 2 Yes - Perdomo & Falato, 4 No – LoPiccolo, Regan, Veprek, and Marrella. **This motion failed.**

Padovano advised the board that at this point the applicant would have to come in with a new application and re-notice and suggested that the board rescind there motion and allow the applicant to revise the plans and adjourn this to the June meeting.

Perdomo motioned; Veprek seconded to rescind the prior motion to adjourn the meeting to June 28, 2010. Roll Call Vote 6 Yes – LoPiccolo, Perdomo, Falato, Regan, Veprek, and Marrella.

Perdomo motioned; LoPiccolo seconded to adjourn this application to the June 28, 2010 meeting. Roll Call Vote 6 Yes – LoPiccolo, Perdomo, Falato, Regan, Veprek, and Marrella.

BOA 2010-02

Collaborative Support Programs of NJ, Inc.

240 South Main Street

Block: 25 Lot: 1

Use variance

Padovano announced to the public that if anyone was here tonight for this hearing, that it will be adjourned to the June 28, 2010 meeting.

No further notices would be sent for the South Hackensack listing and the residents from Hackensack will receive their notification for the June 28th meeting.

Meeting Open to the Public

There were no public comments at this time.

At 8:50 p.m. Regan motioned; LoPiccolo seconded to adjourn. All in favor.

Respectfully Submitted,


Mary Terraccino
Acting PB/ZB Secretary

May 24, 2010

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