

**Township of South Hackensack
BOARD OF ADJUSTMENT
October 24, 2011
MINUTES**

At 7:37 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 Secretary called the roll.

Member Present

Lou LoPiccolo
Bill Regan
Angelo Marrella
Joseph D'Amico
John Falato
Brian Veprek
Greg Padovano, Township Attorney
Jeffrey Morris, Boswell Engineering
Ray DeRiso, Zoning Officer

Members Absent

James Diraimondo
Victor Santos
Louis Perdomo

MINUTES:

D'Amico **motioned**; LoPiccolo **seconded** to approve the **Minutes** of the September 26, 2011 meetings. All in favor.

CORRESPONDENCE:

None.

OLD BUSINESS

BOA2011-11 – Carried from 9/26/2011 Meeting

Malandruccolo
21 Leuning Street
Block: 44 Lot: 18
“D” Use Variance

Joseph Mecca, attorney representing applicant, requested a postponement from the October 24, 2011 meeting until the November 28, 2011 meeting. The planner was not available for the October meeting.

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Ray DeRiso, Township Zoning Official, announced that he will not be able to attend the November 27, 2011 meeting and requested that this matter be carried to the December 26, 2011 meeting.

Township Attorney, Padovano, announced at the meeting that this matter will be heard on December 26, 2011 at 7:30 PM, without further written notice.

BOA2011-10

9 Romanelli Realty, LLC

3 Romanelli Avenue

Block: 58 Lot 23

“D” Variance – Use for Wingmen Garage

Gregory Asadurian Esq., Nowell, Amoroso, Klein, Bierman, P.A.; 155 Polifly Road, Hackensack, NJ represented the applicant.

Michael Hubschman, Hubschman Engineering, 263 S. Washington Avenue, Bergenfield, NJ testified as an expert engineer/planner.

Fred Hoehn, applicant, 303 Loren Court, Northvale, NJ testified regarding the matter.

Barry Checinski, Wingmen member, testified regarding the matter.

Brian Nigrown, Wingmen member, testified regarding the matter.

Ray DeRiso, Zoning Officer for the Township of South Hackensack, testified regarding the matter.

Jeffrey Morris, P.E., Boswell Engineering, Township Engineer testified regarding the matter.

Exhibit A-1, Site Plan, Hubschman Engineering, dated 8/3/11, Colorized version.

Exhibit A-2, dated 10/24/11, Site Photographs.

Exhibit B-1, South Hackensack Police Department Complaint Report, dated 10/2/2011.

The property is located on the Corner of Romanelli and Division in the C-industrial zone. The proposed use is for a motorcycle repair shop and private club for members only. The Wingmen have been a tenant since 2004 occupying the left section of the building which consists of storage, office and meeting room. They recently took over the middle section which would consist of the repair shop. There are presently 8 members and only the members would do the repair of their motorcycles. There is parking in the north/west corner and easterly side of Romanelli but the motorcycles would be mostly inside the garage. There is no detriment to the neighborhood and fits in with the surrounding uses.

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DeRiso stated that the Wingmen Club has no approvals or CO for occupancy. He also stated that the upstairs residential apartment would be affected by the carbon monoxide from the motorcycles and that the building does not have sprinklers.

DeRiso presented a South Hackensack Police Department Complaint, marked as Exhibit B-1. The complaint stated that the fire alarms went off when the motorcycles were running indoors. He also noted that there are only 4 parking spaces.

Jeffrey Morris, Boswell Engineering, also noted that there are only 4 parking spaces.

The question of Res Judicata applied to this application. The applicant's attorney stated that the first application was for a social club and private motorcycle repair shop. This application is for a private motorcycle repair shop and meeting room, not a social club.

Veprek **Motioned**; LoPiccolo **seconded** to deny the application.

Vote: Yes: LoPiccolo, D'Amico, Falato, Regan, Veprek, Marrella

Absent: Perdomo, Diraimondo, Santos

NEW BUSINESS

No New Business.

Public Comments

There were no public comments.

Board Discussion

2011-2012 Zoning Budget, Memos dated 10/12/2011 to Zoning Board from Durene Ayer, CFO.

The Board of Adjustment recommended that the 2012 Budget remain the same as 2011; Salary and Wages \$3,000 and Other Expenses \$4,000.

At 8:45 p.m. the meeting was **adjourned**. D'Amico **motioned** to adjourn the meeting; **second** by Regan. **All in favor.**

Respectfully Submitted,



Lydia Heinzelman
Planning/Zoning Board Secretary

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