

**MINUTES
LITTLE FERRY PLANNING/ZONING BOARD
MAY 19, 2010
MEETING START 7:30 P.M.**

MEETING START: 7:35 PM

CALL TO ORDER-FLAG SALUTE:

OPENING STATEMENT:

This is a regularly scheduled 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, Star Ledger and the Press Journal, 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:

Members Present: Vice-Chairman James Cirillo
 Richard Bolan
 Ronald Anzalone
 Anthony DiBlasio
 William Lenihan
 George Carrion
 Joseph Olivelli
 James Avillo

Members Absent: Steven Gerard
 AJ Joshi
 Anthony Pasqua
 Alan Soojian

Also Present: Brain T. Giblin, Board Attorney
 Susan Gerber, Board Clerk

APPROVAL OF MINUTES: April 14, 2010. Vice-Chairman Cirillo entertained a motion to accept the minutes as written. Motion to approve the minutes was made by Mr. Lenihan, second by Mr. Bolan. All Ayes.

APPROVAL OF DENIAL OF RESOLUTIONS:

CORRESPONDENCE:

Date: April 12, 2010. From: Job & Job Engineering. Re: Hallelujah Bookstore. 205 Bergen Turnpike.

Date: April 16, 2010. From: Job & Job Engineering. Re: 85 Columbus Ave.

Date: April 20, 2010. From: Mr. Bolan. Re: Received Stamp.

Date: April 22, 2010. From: Giblin & Giblin. Re: Borough Code Book.

Date: April 29, 2010. From: Borough of Carlstadt. Re: Housing Element & Fair Share Plan

Date: May, 2010. From: Rutgers, Re: Continuing Studies.

Date: May 4, 2010. From: Job & Job Engineering. Re: 85 Columbus Ave.

APPROVAL OF RESOLUTIONS:

Property Owner: Cheuk, Chan Kai & Pi Ling Cheng 2010-3-3-P-6

Applicant: Pan Guoqing D/B/A Yummy-Yummy Restaurant

45 Liberty St

Block 76, Lot 3

Informal Site Plan Application. Vacant. Chinese Restaurant to same business. New business owner.

Vice Chairman Cirillo entertained a motion to waive the reading of the resolution.

Motion was made by Mr. Olivelli, second by Mr. Anzalone. Roll Call: Mr. Anzalone, yes-Mr. Avillo, yes-Mr. Carrion, yes-Mr. Olivelli, yes-Vice-Chairman Cirillo, yes.

Property Owner: Fedus, Howard 2010-3-1-Z-4

109-113 Route 46 East.

Block 20.01, Lot 79

Zoning Application: Movement of sign & lighting necessitated by condemnation of 8.5 feet frontage.

Vice-Chairman Cirillo entertained a motion to waive the reading of the resolution.

Motion was made by Mr. Olivelli, second by Mr. Bolan. Roll Call: Mr. Bolan, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice-Chairman Cirillo, yes.

Property Owner: Ferraris, Pat 2010-3-2-Z-5
119 Route 46 East
Block 20.01, Lot 71
Zoning Application. Movement of sign & lighting necessitated by condemnation of 8.5 feet frontage.
Vice-Chairman Cirillo entertained a motion to waive the reading of the resolution. Motion was made by Mr. Olivelli, second by Mr. Lenihan. Roll Call: Mr. Bolan, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Vice-Chairman Cirillo, yes.

APPLICANTS:

Property Owner: Hlavaty, Michael 2009-12-3-Z-24
Applicant: Galas, Edward
85 Columbus Ave
Block 92, Lot 17.03
Zoning Application: Expanded pavers around pool and walkway without permits.
Received letter to adjourn to the April 14, 2010 meeting.

Property Owner: Mr. & Mrs. Pasqua 2010-2-1-Z-1
28 Lamker Court
Block 106.03, Lot 2
Zoning Application: Variances for pool and pool house.
Received letter to adjourn to the April 14, 2010 meeting.

Property Owner: Little Ferry Associates, LLC. 2010-4-2-P-8
Applicant: Value Fair
260 Bergen Tpk.
Block 5.01, Lot 2
Informal Site Plan: Retail Dept. Store. Indoor shopping marketplace, merchandise categories sold by individual retailers.
Mr. Bolan: The application that he saw was different than the one from the board. He believes that they need a use variance and they would need to renote and come back to the Zoning Board.

Property Owner: D & L Enterprises 2010-5-1-P-9
Applicant: Earl Park
2-10 Main Street
Block 24, Lot 1
Informal Site Plan Application: Vacant. Warehouse and steam clean shoes.
Mr. Park was sworn in. He wants to use the building as a warehouse for shoe repair, shoe and handbag cleaning. The business would not be open to the public. No flammable materials or chemicals would be used. The items are steam cleaned only. There would be 3 employees. Two vans. Business hours are 9am to 6pm Monday to Saturday. No dying of shoes. Vice-Chairman Cirillo opened questions to the general public. No one approached. Closed to the public. Vice-Chairman Cirillo entertained a motion to approve or deny the application. Motion to approve the application was made by Mr.

Lenihan, second by Mr. Bolan. Roll Call: Mr. Bolan, yes-Mr. Anzalone, yes-Mr. Cirillo, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Mr. Avillo, yes.

Property Owner: Mr. Joseph Manente 2010-5-2-Z-10
86 Union Avenue
Block 66, Lot 2

Zoning Application: 2nd floor addition/Renovations.

Mr. Frank Migliorino, Esq. on behalf of the applicant. The house is old. They are only adding a 2nd floor. It is just going up. The house has been empty for a while and his son-in-law is a plumber. He is going to keep it a one family house.

Salvatore Petruzella was sworn in. He is a general contractor & plumber. They just want to fix it up and put it back on the market to rent. There will be 3 bedrooms with 2 1/2 bathrooms. The garage is staying as is. He is just going to vinyl side it. The driveway is staying the same and he is just going to pave it. Mr. Migliorino stated it is going to be newer and more attractive. Mr. Bolan questioned the canter lever. Mr. DiBlasio questioned the vinyl siding. Mr. Petruzella stated it would be vinyl siding with stone work on the front. It has a basement but it is not going to be finished. Vice-Chairman Cirillo opened questions to the general public. No one approached. Closed to the public. Vice-Chairman Cirillo entertained a motion to approve or deny the application. Motion to approve the application was made by Mr. Lenihan, second by Mr. Olivelli. Roll Call: Mr. Bolan, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes-Mr. Olivelli, yes-Vice-Chairman Cirillo, yes.

Property Owner: Santi, David 2010-5-3-Z-11
7 Elizabeth Court
Block 67.01, Lot 15

Zoning Application: Install a 16' x 24' above-ground pool.

Mr. David Santi was sworn in. He would like to install above-ground wool with a deck. He is over on lot coverage, minimum lot width. He does have a fence. Vice-Chairman Cirillo opened questions to the general public. No one approached. Closed to the public. Vice-Chairman Cirillo entertained a motion to approve or deny the application. Motion to approve the application was made by Mr. Bolan, second by Mr. DiBlasio. Roll Call: Mr. Bolan, yes-Mr. DiBlasio, yes-Mr. Lenihan, yes-Mr. Carrion, yes.

Mr. Bolan spoke on ordering a stamp for the board. The plans would be dated and stamped when we received the plans for review. This is only for commercial applications.

Mr. Olivelli stated that he has received complaints from residents on resolutions. He knows that Fairview's attorney charged him \$675.00 to prepare his resolution; He feels our fees are reasonable.

Mr. Lenihan brought to Councilman Ronald Anzalone's attention that Riser Ditch is a thorn in his side. They need to go after the Port Authority to clean out the ditch. They are dumping in the ditch. They are also sending their water into Riser Ditch and we are now flooding out in our neighborhood. He can't walk down his driveway with the plane

fumes. It was never as bad as it is now. You can't breathe. It would be a big help to the community. South Hackensack is also running two pumps. Mr. Job told Mr. Lenihan that South Hackensack is only to run one pump and the other pump is for back-up. Councilman Anzalone stated he would bring it up to the Mayor & Council.

Mr. Giblin discussed the Borough Code Book updates with the board members. He stated that the Borough has hired a company to update our code book and they have gone through everything and they have some questions.

1. Do we want to review the term gasoline station? Does it apply only to a facility that provides only gasoline or does it apply also to a facility offering gasoline and repair. Mr. Bolan stated that gasoline and service station are interchangeable. They also decided to include all fuels except for CNG.
2. RM Zone. They would like the words campers, trailers and boats removed unless they are stored in an indoor storage facility.
3. Off Street Parking in the RM Zone. They gave the wrong page number.
4. Reviewed the fees for Multi Family residential including garden apartments and townhouses. Mr. Giblin suggested he would get comparable fees from other towns such as Ridgefield, Ridgefield Park and South Hackensack. They also discussed to have the Borough Planner and Borough engineer review plans and see what the escrow fees should be.

Mr. Giblin stated that the rest were minor and has been changed.

ADJOURNMENT: 8:30 PM