

**TOWNSHIP OF TEANECK
BOARD OF ADJUSTMENT
THURSDAY – FEBRUARY 6, 2020
COUNCIL CHAMBERS
MUNICIPAL BUILDING**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETINGS ACT STATEMENT

PUBLIC SESSION - 7:00 P. M.,...

MINUTES: 12/5/19

MEMORIALIZATION OF RESOLUTIONS:

1. Helping Hands Food Pantry – (David C. Russo, Esq.) – 1400 Palisade Avenue – Block #5011 – Lot 1 – B/1 Zone, granted an interpretation of the zoning ordinance Section: 33-24(c)(1).

2. 100 State Street Development, LLC. – (Wendy M. Berger, Esq.) – 100 State Street – Block #5004 – Lots 3, 4 & 5 – R/S Zone, granted a variance for a new 68 unit residential building & amenities. 125 onsite parking space & 44 parking spaces to be constructed a part of a new municipal parking lot.

3. ZB2018-45 – Morales, Jose – (Alain Mulkay, Esq.) - 1184 Congress Avenue – Block #5904 – Lot 7 – R/S Zone, application withdrawn

4. ZB2019-20 – Moskowitz, Aaron & Jaqueline – 1325 Hudson Road – Block #1718 – Lot 8 – R/S Zone, granted a variance for a side yard variance as per an as built survey.

5. ZB2019-28 – Verdugo, Abdres ETAL – (Rivera) – 97 Walnut Street – Block #3308 – Lot 15 – R/S Zone, denied a variance for an a built a sunroom without permits in the rear of the house.

6. ZB2019-30 – Infante Victor & Jacqueline – 59 East Cedar Lane – Block #3914 – Lot 15 – R/S Zone, granted a variance for an add a level above existing garage & enclosed porch.

7. ZB2019-34 – Abbruzzese, Gergory M. – 521 Palisade Avenue – Block #2414 – Lot 2 – R/S Zone, granted a variance for two air conditioning units location located in the front yard.

8. ZB2019-37 – Mather, Theodore – 268 Grove Street – Block #2302 – Lot 13 – R/S Zone, granted a variance for a second floor side addition.

9. ZB2019-38 – Schnall, Jeremy & Dena – (Lewis Reicher, Esq.) - 574 Maitland Avenue – Block #1809 – Lot 4 – R/S Zone, granted a variance for a new front entrance walks, open porch, 2 to 1 car garage, & 2 story addition, rear 2 story addition & patio & a 2 new AC's.

EXECUTIVE SESSION – None

EXTENSION:

1. ZB2017-42 – Globe Developers/890 Palisade Avenue – (Jason R. Tuvel, Esq.) – Block #2603 – Lot 13 – B/2
Applicant seeks a 1 year extension from the 2019.

OLD BUSINESS

CONTINUED HEARING

1. ZB2019-31 AUCC (Ray of Sunshine Foundation) – (Ferraro, Frank, Esq.) – 50 Oakdene Avenue – Block #3203 – Lot 1 – P Zone

Applicant seeks a mixed use building house for a prior approved House of Worship with a proposed community center, a day care and a new 7,650 square foot addition that includes an Olympic pool kiddie pool and Jacuzzi, a new outdoor play ground, new sports courts with a running track, retaining walls and other improvements/modifications. This property has 3 front yards & 1 side yard. Variances required: Use, buffers & screening, site plan, driveway distance, parking, fence & retaining walls

Date of application: 7/10/19 – Plans deemed complete: 7/19/19

Traffic Impact Study dated: 9/19/19 – Revised site plan dated: 11/8/19 – Architect plan dated: 11/22/19

Application was carried to this meeting of 1/9/19 to set a meeting date.

2. ZB2019-35 – Walzman, Daniel & Sara – (Jason R. Tuvel, Esq.) - 522 Winthrop Road – Block 1805 – Lot 23 – R/S Zone

Applicant seeks a new single family dwelling, 14 bedrooms, indoor pool, finished basement, partial finished attic & 3 car garage. Variances required: Front yard set back, building height, driveway width (side yard), combined fence & wall height, side yard paving limitations & walkway width limitations.

Date of application: 9/4/19 – Plans deemed complete: 12/24/19 – 120 days: 4/22/20

This application was carried to the 2/6/20 meeting.

NEW BUSINESS:

1. ZB2019-16 – Park Hill Suites – (Matt Capizzi, Esq.) – 1387 Hill Street – Block #5003 – Lot 16 – R/S Zone

Applicant seeks a revised previously approved application (ZB2017-55) – for a 7 unit multi family dwelling. Variances required: Density (units per acre maximum & parking (residential & retail) as per RSIS.

Date of application: 3/12/19 – Plans deemed complete: 6/26/19 – 120 days: 10/24/19

Attorney asked to be carried to the 2/6/20 meeting.

2. ZB2019-40 – KSP Enterprises, LLC – (Douglas M. Bern, Esq.) – 1510 Teaneck Road – Block #5002 – Lot 17 – B/R Zone

Applicant seeks replacement gas station, with convenience store, & 2nd floor office. Variances required: Conditional use, buffer width, site plan approval, front yard setback, building coverage, lot coverage, fuel pump setback, driveway setback from the intersection, driveway setbacks to property lines, multiple driveways & parking.

Letter of refusal deemed incomplete/average front yard setbacks are not submitted.

Signage by separate application.

This application was carried to the meeting 2/6/20.

3. ZB2019-41 – Blum, James & Whitney – 1279 Dickerson Road – Block #2103 – Lot 28 – R/S Zone

Applicant seeks to build a new 12 x 21 treated deck (removing existing deck) in the rear yard

Survey dated: 6/27/17

APPEAL:

1. ZB2019-31 – (AUCC) – 50 Oakdene Avenue – Block #3203 – Lot 1 –

A letter from Gail L. Price, Esq. (opposition attorney) dated: 10/23/19 – Appeal from grant of Zoning permit #20190321.100 & temporary certificate of occupancy.

A letter from Gregory K. Asdurian, Esq. dated: 10/24/19

2. ZB2019-31 – (AUCC) – 50 Oakdene Avenue – Block #3203 – Lot 1 – P-Public Land District

A letter from Frank Ferraro, Esq. (attorney for applicant) – Notice of appeal per N.J.S.A.

40:55D-70A

3. ZB2019-31 – (AUCC) – 50 Oakdene Avenue – Block #3203 – Lot 1 –

A letter from Gail L. Price, Esq. (opposition attorney) dated: 12/16/19 – Denial of zoning permit #20190385 & actions related to same.

INTERPRETATION:

EXTENSION: None

ZONING OFFICER INTERPRETATION