

TOWNSHIP OF TEANECK
BOARD OF ADJUSTMENT

MINUTES
January 3, 2019

Council Chambers
PUBLIC SESSION:

The Public Session of the Board of Adjustment meeting was called to order at 7:04 P.M by the Chairperson, Jan Meyer. The meeting was held in the council chambers.

Roll Call:

PRESENT:

Mark Merlmelstein (MM)
Harvey Rosen (HR)
Dan Wetrin (DW)
Monica Honis (MH)
Atif Rehman (AR)
James Brown (JBR)
Edward Mulligan (EM)
Jan Meyer (JM)
Jerry Barta (JB)
Zev Green (JG)

ALSO PRESENT:

Mark Madaio Board Attorney
Dan Melfi, (DM) Zoning Officer

ABSENT:

None

PLEDGE OF ALLEGIANCE:

The Open Public Meeting Act was read.

ADOPTION OF MINUTES:

12/6/2018

Motion made by JM with the exception of the incorrect reference to him being absent. It should

be noted that JM was present at the last meeting.

Seconded by EM

Approved.

Memorialization of Resolutions

Cyrulnik, Owen & Shana – (Nylema Nabbie, Esq) – 377 Rutland Avenue – Block # 2008
Lot -13 R/S Zone granted a variance to construct a new side entry canopy, reduce driveway depth into a side yard parking area.

ZB2018-35 – Yeshiva High School for Girls (Ma’ayanot) Jason Tuvel 1650 Palisade Ave.
Block # 5102 – Lot 1 – L/I Zone. Granted a variance to construct a 2 story addition to southern portion of building along with single story addition at northern entrance.

ZB2018-14 – 873 Queen LLC (Jasen Tuvel, Esq) -873 Queen Anne Rd – Block #2909 – LOT
4 – R/S Zone granted a variance for a 1 story rear & side application to an existing 1 family dwelling, circular driveway, rear AC’s and Generator.

MH made motion EM seconded
No objection

Resolutions adopted

Old Business

ZB2018-25 Schmutter, Benjamin & Judy (Lewis Reicher Esq) 911 Phelps Road – Block # 4016 – Lot 4 – R/S Zone. A review of the file for the applicant was done. As per the as-built dated 9-8-14. Revised through 5-22-15 and its accompanying calculation the structure is noncompliant and the following variance is required prior to the issuance of a T.C.O/C.O. Variance required: Building Coverage.

This is a continuation as this matter was carried from the last meeting so the applicant could bring in the architect.

At this meeting Eugene Coleman the architect was sworn in.

He explained the survey that he worked with an old survey and did not have the right measurements.

Executive Session:

HR made motion to approve. JB made the motion

MM - Y
HR - Y
MH - Y
AR - Y
ZG - Y
EM - Y
JM - Y

Approved

ZB2018-39 Amarone Resornate (Michael Kates, Esq) – 55-63 Cedar lane – Block # 2914 – Lot B.2 Zone. Applicant seeks expansion of existing restaurant on ground floor add attached walk in box in the side yard. Variance required. Site plan approval (use not permitted) lot area, side yard setback, front yard setback (patio), building coverage, lot coverage and off street parking.

Carried

New Business:

ZB2018-37 – Cruz, Marilyn & Cabrera Alberto (Lewis Reicher Esq). – 203 Park Avenue Black #3301-Lot 14 R/S Zone. Applicant seeks two story addition, front side yard. Variance required; Front yard setback, side yard setback, building coverage and lot coverage.

The applicant and the architect were sworn in.

The architect was admitted as admitted as an expert.

Explained how the size of the yard and the fact that it is a corner lot with two front yards is a hardship.

Executive Session:

HR made motion to approve applicant, MH seconded

Roll Call

MM - Y
HR - Y
MH - Y

AR - Y
EM -Y
JM - Y
JB - Y
ZG - Y

Approved

ZB202018-28 – Ha, Edward & Yu, Connie – 589 Tilden Avenue Block # 602 – Lot 28 – R/S Zone. Applicant seeks a new 2 story rear addition, rear paver walkway & a new 120 sq ft., shed. Variances required: Side yard setback & Lot coverage.

Carried

ZB2018-30 Bersson, Akiva & Jessica (Lewis Reicher, Esq) 528 Churchill Road – Block # 1803 – lot 15 – R/S Zone. Applicant seeks a proposed two story addition in the side & rear yards, new driveway, relocate A/C units. Variances required: side yard width, combined side yard width, rear yard setback, building coverage & side yard driveway.

Architect and applicants were sworn in.

Ray Harwick architect was sworn in and admitted as an expert in the field of architecture. He presented the plans.

Applicant agreed to remove the nook on the west side reducing the side yard set-back.

Executive Session:

HR made motion to approve EM seconded.

Roll Call

MM - Y
HR - Y
MH - Y
AR - Y
EM -Y
JM - Y
JB - Y
ZG - Y

Approved

ZB2018-36 – The Therapy Gym (Lewis Reicher, Esq) – 201 West Englewood Ave – Block # 5008 – Lot 8.01 – B/R Zone. Applicant seeks expansion of the Therapy Gym. Variance: Expansion of Use.

DW recused himself.

Architect was sworn in and presented plan. Existing gym is being expanded about 700 square feet from its existing 1650 square feet. No changes to the outside. They are expanding into an existing store that was there.

Main use of the building is occupational therapy for children.

Architect. explained that the removal of the retail space will actually make the traffic less.

The owner of the Gym was sworn in and explained how parking is not an issue. There busy time is between 3pm-6pm when the restaurants in the area are quite.

Executive Session:

EM made motion to approve with stipulations: A crash door and with a maximum of 6 patients at any time and that the treatment remain 1 on 1.

HR Seconded.

Roll Call

MM - Y
HR - Y
MH - Y
AR - Y
EM -Y
JM - Y
JB - Y
ZG - Y

Approved

ZB2018-40 – Schiff, Naomi & Kenneth – (Lewis Reicher, Esq) 760 Downing Street – Block #1201 – Lot 10 R/S Zone.

A site inspection conducted 10/31/18 based on average front yard setback calculations provided, as per an as built the following variances are required: Front year set back (Downing & Victoria)

JM recused himself because the applicant had approached him prior to the application.

Architect was sworn in and presented the application.

Kenneth Schiff was sworn in and testified as to his application.

Executive Session:

MM - Y
HR - Y
MH - N
AR - N
EM - N
JB - Y
ZG - Y

Approved

Silvr Funding Inc. – 623 Winthrop Road (Lewis Reicher) – 623 Winthrop Road Block # 1804
– Lot 1 R/S Zone.

Applicant seeks a new 2 ½ story 1 family home with a front year deck, balcony, 2 car driveway, unfinished attic & 3 AC units in the side yard. Variance required: Front yard set-back (Jefferson & Winthrop), Side year width north, driveway width in the side yard & parking (RSIS)

Executive Session:

MM - Y
HR - Y
MH - Y
AR - N
EM - Y
JB - N
ZG - N

Good and Welfare:

9:00pm
No good and welfare.

Motion adjourn by JM and seconded by EM

11:47 Meeting adjourned.