

**TOWNSHIP OF TEANECK**

**BOARD OF ADJUSTMENT  
THURSDAY – MAY 2, 2019  
COUNCIL CHAMBERS  
MUNICIPAL BUILDING**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**OPEN PUBLIC MEETINGS ACT STATEMENT**

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

**MINUTES: 4/4/19**

**EXECUTIVE SESSION - None**

**MEMORIALIZATION OF RESOLUTIONS: None**

**OLD BUSINESS**

**CONTINUED HEARING**

**1. ZB2016-08 – 100 State Street, LLC – (Wendy Berger, Esq.) – 100 State Street – Block #5004 – Lot 5 – R/M**

Applicant seeks a new 68 unit residential building & amenities. 100 onsite parking space & 44 parking spaces to be constructed a part of a new municipal parking lot. Variances required: Site plan approval, lot area, building setback to front property line, building setback to rear property line, building setback to side property line (east & west), density (units per acre maximum), building coverage, lot coverage, building height (6 stories), parking (residential & retail) as per RSIS & parking stall width.

COAH requirements to be reviewed by planner.

Date of revised application: 1/16/19 – Plans deemed complete: – 120 days:

**Revised architect plan dated: 1/15/19 – Revised traffic impact study: 2/5/19 – Drainage calculations: 12/20/18**

**THIS APPLICATION WAS CARRIED TO THE SPECIAL MEETING OF 5/16/19 AT THE TEANECK HIGH SCHOOL AUDITORIUM AT 7:00 P M**

**2. ZB2018-47 – 265 Johnson LLC (Nail It LLC) – (Jason Tuvel Esq.) 265 Johnson Avenue – Block #2404 – Lot 9 - R/S Zone**

Applicant seeks a new driveway with maneuvering area & a side yard parking portion. Variances required: Driveway width, driveway maneuvering area width, driveway maneuvering area depth & driveway maneuvering area set back.

Date of application: 12/26/18 – Plans deemed complete: N/A – 120 days: 5/30/19

**Revised driveway comparison plan dated: 4/15/19 – Revised Preliminary & final site plans dated: 4/15/19**

**NEW BUSINESS**

**1. ZB2018-43 – Islam, Azizal (Shafiqal) – 296 Home Street – Block #4303 – Lot 5 – R/S**  
Applicant seeks a two story rear addition to an existing 2 story building. Variances required: Building coverage, parking & expansion of use.  
Date of application: 12/5/19 – Plans deemed complete: 1/30/19 – 120 days: 5/20/19

**Architect plan dated: 6/28/18 – Plot plan dated: 10/23/18**

**2. ZB2019-07 – Bak, Nava & Krohn, Nathan – 313 Rutland Avenue – Block #2007 – Lot 2 – R/S Zone**

Applicant seeks approval of work done as per the updated survey. Variance required: Fence & retaining wall.

Date of application: 2/1/19 – Plans deemed complete: 2/7/19 – 120 days: 6/7/19

**Revised survey dated: 1/24/19**

**3. ZB2019-10 – Herman, Kevin & Ariella – (Lewis Reicher, Esq.) - 622 Churchill Road – Block #1803 – Lot 25 – R/S Zone**

Applicant seeks approval of work done as per the update survey. Variance required: Fence & wall height front yard & fence & wall height side yard.

Date of application: 2/26/19 – Plans deemed complete: 3/6/19 – 120 days: 7/4/19

**Final as built survey dated: 1/11/19**

**4. ZB2019-11 – Persaud, Leelawate – 507 Palmer Avenue – Block #2413 – Lot 1 – R/S Zone**  
Applicant seeks a 2 car garage addition, remove & replace patio, remove & replace front steps.

Variance required: Driveway width in side yard.

Date of application: 3/4/19 – Plans deemed complete: 3/21/19 – 120 days: 7/19/19

**Site plan dated: 1/17/19 – Revised architect plan dated: 2-26-19**

**Application carried to the meeting of 6/6/19**

**5. ZB2019-12 – Mann, Ramon & Shari – 280 Rutland Avenue – Block #2010 – Lot 11 – R/S Zone**

Applicant seeks new two story side yard addition & a new A/C. Variances required: Side yard width & lot coverage

Date of application: 3/5/19 – Plans deemed complete: 3/12/19

**Application carried to the meeting of 6/6/19**

**6. ZB2019-15 – Tower Saron Two 215 LLC – (New Cingular Wireless PCS, LLC – (Christopher J. Quinn, Esq. – 34 State Street – Block #5003 – Lot 3 – R/S Zone**

Applicant seeks proposed wireless communications facility on an apartment building rooftop. Variances required: Use, screening equipment, screening set back & building height.

Date of application: 3/5/19 – Plans deemed complete: 4/26/19 – 120 days: 7/4/19

**Revised engineer's plan dated: 3/27/19 – Structural Analysis Report dated: 1/31/19 –**

**Antenna site FCC RF Compliance report dated: 1/24/19 – Photographic simulations dated: 1/10/19 – Survey dated: 10/12/15**

**EXTENSION:**

**1. ZB2017-43 – Mell, Jonathan & Allison** – 859 Greenwood Road – Block #3908 – Lot 9 – R/S Zone – Applicant is seeking a one year extension.

**INTERPRETATION:**

**MEDIATION**

**ZONING OFFICER INTERPRETATION**