

TOWNSHIP OF TEANECK

**BOARD OF ADJUSTMENT
THURSDAY – SEPTEMBER 5, 2019
COUNCIL CHAMBERS
MUNICIPAL BUILDING**

REORGANIZATION MEETING

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETINGS ACT STATEMENT

SWEARING IN OF REAPPOINTED MEMBERS

REORGANIZATION

Nomination and Election of Officers

Chair

Vice Chair

Secretary of the Board

APPOINTMENTS

Secretary to the Board

Board Attorney

Adoption of BY LAWS

PUBLIC SESSION - 7:00 P. M.

MINUTES: 5/16/19, 6/6/19, 6/20/19, 7/11/19, 8/1/19 & 8/15/19

EXECUTIVE SESSION - None

MEMORIALIZATION OF RESOLUTIONS:

1. ZB2019-23 – Davis, Ari & Aimee – 502 Sagamore Avenue – Block #801 – Lot 16 – R/S Zone, granted a variance for a one story rear addition.

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 REGULAR MEETING OF 9/5/19

2. ZB2019-25 – Hanfling, Phil – 1290 Hastings Street – Block #1718 – Lot 20.02 – R/S Zone

Applicant seeks to replace driveway with permeable pavers & existing garage to remain – Previous resolution ZB2018-12, driveway & part of garage was to be removed.

Variance required: Building coverage

Date of application: 6/6/19 – Deemed complete: N/A – 120 days: N/A

Survey dated: 1/10/19 – Architect plan dated: 5/21/19

NEW BUSINESS

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

Applicant seek a new two family dwelling with 6 bedrooms, 4 car parking & 2 rear A/C units. Variances required: use, lot area, lot width, rear yard, driveway width, building coverage & lot coverage.

Date of application: 10/23/17 – Plans deemed complete: 6/21/19 – 120 days: 12/08/19

Architect plan dated: 11-16-18

2. 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

Revised site plan dated: 1/18/18 – Basement & floor plan dated: 1/22/19

3. ZB2019-18 – Yavneh Academy Talmud Torah Paterson – (Matt Caizzi, Esq.) – 75 Chadwick Road

Applicant seeks to establish a child care center. Variances required: Site plan approval, Conditional use, side yard west, combined side yard width, building coverage, lot coverage, building height, side yard buffer east & west, parking, fence in the front yard, combined wall & fence height & proximity to other uses.

Date of application: 3/21/19 – Plans deemed complete: 6/27/19 – 120 days:

Stormwater management report dated: 1/25/19 – Architect plan dated: 1/22/19

The attorney for the applicant has requested to be heard at the 11/7/19 meeting.

4. ZB2019-22 - Romeo, Joseph – 139 Van Arsdale Place – Block # 5304 – Lot 11 – R/S Zone
Applicant seeks a proposed second floor side yard addition, new 2 story side yard addition & 3 new dormers. Variances required: Front yard set back (Renneslaer Road), side yard setback (Van Arsdale Place), building coverage & lot coverage.

Date of application: 4/30/19 – Plans deemed complete; 7/19/19 – 120 days: 11/16/19

Survey dated: 2/14/19 – revised architect plan dated: 4/11/19

5. ZB2019-29 – Schwartzman, Jesse & Dina – (Benjamin Wine, Esq.) – 93 Golf Court – Block #3903 – 17 – R/S Zone

Applicant seeks a rear deck. Variance required: Rear yard set back.

Date of application: 6/20/19 – Plans deemed complete: 6/20/19 – 120 days: 10/22/19

Architect plans dated: 6/5/19

6. ZB2019-30 – Infante Victor & Jacqueline – 59 East Cedar Lane – Block #3914 – Lot 15 – R/S Zone

Applicant seeks an add a level above existing garage & enclosed porch. Variances required: Side yard width & rear yard setback.

Date of application: 7/9/19 – Plans deemed complete:

This application will be carried to the meeting of 10/3/19

7. ZB2019-33 – Stern, Emil & Gilla – 309 Edgewood Avenue – Block #2002 – Lot 25 – R/S Zone

Applicant seeks construction of pre-fab 11 x 21 shed on a concrete slab where a prior 2 car garage was located.

Date of application: 7/17/19 – Plans deemed complete: 7/20/19

Survey dated: 3/10/92

EXTENSION:

INTERPRETATION:

1. Teaneck Speedway – 545 Cedar Lane – Block #817 – Lot 10 -

Applicant is seeks the interpretation that the proposed arcade area of the approved location consisting of 4 proposed arcade machines be permitted accessory to the approved slot car & bowling areas.

MEDIATION - None

ZONING OFFICER INTERPRETATION