

Minutes of a regular meeting of the Board of Adjustment of the City of Clifton, New Jersey, held on Wednesday, September 21, 2022. Chrmn Mark Zecchino led the entire assembly in the Pledge of Allegiance to the Flag of the United States of America. Pursuant to the "Open Public Meeting Law" all notice requirements were satisfied. Chrmn Zecchino announced the time, place, and form of notice as well as advising all applicants that formal action may be taken on the matters set forth on the Agenda. Said opening statement is incorporated herein by reference and made a part hereof.

PRESENT: COMRS GEORGE SILVA, MICHAEL MOLNER, LOUIS DE STEFANO, GEORGE FOUKAS, VICE-CHRMN GERARD SCORZIELLO, AND CHRMN MARK ZECCHINO.

ABSENT: COMR URI JASKIEL, ZALMAN GURKOV, AND SCOTT SOCHON.

Chrmn Zecchino advised all applicants that the testimony given before the Board was being tape recorded. The applicants were further advised of the right of appeal and the procedure to obtain a stenographic record of the Board.

Upon motion made by Comr George Silva, seconded by Comr George Foukas, the Minutes of the September 7, 2022, regular meeting were adopted with the unanimous approval of the entire Board.

### **REMANDED HEARING**

1. **JOHN RADER**, 817-825 Clifton Ave.,  
Use Block 35.06, Lot 16 – B-C – Site plan  
Variance; approval required to remove the existing  
Variance; MOONEY AUTO REPAIR GARAGE, to  
Site Plan enlarge the building housing the existing  
DUNKIN DONUTS building, to create an  
additional store, two vestibule entrances  
to the two stores and a drive-in facility.  
A bulk variance is required to permit the  
use of lighting other than the ordinance  
required high-pressure sodium lighting,  
because it is no longer manufactured.  
A use variance is required to permit the  
drive-in window. All other nonconformities  
are pre-existing and do not require variances.  
DENIED DECEMBER 2, 2022 –  
COURT-ORDERED REMAND.

This matter was continued without date.

## INSPECTION AND DECISION

1. **BARNES KORNER, LLC**, 615 Van Houten Ave., Block 43.02, Lot 1 – BC & RB2 – An expansion of the bar and restaurant known as DINGO’S DEN presently located on the first floor of the property to the second floor for a room for party rentals and overflow from the first floor and a two person apartment which will require a use variance. In addition, a variance will be required for insufficient parking (60 parking spaces required/1 parking space provided). However, there is existing municipal parking located in a municipal parking lot across the street from the subject property and another available municipal parking lot less than a block away therefrom, which were created specifically for parking of business establishments located along Van Houten Avenue. Further additional parking will be available on the Shook Funeral Home parking lot after it closes. Front, side and rear yard parking variances will be required for the existing expanded front and side yard setbacks and expansion into the rear yard setback for the construction of an elevator for the second floor.

Frank A. Carlet, Esq., with offices at 1135 Clifton Avenue, Clifton, New Jersey; and Roger Serruta, Esq., with offices at 60 Northfield Avenue, West Orange, New Jersey, appearing on behalf of the applicant. Also present and previously sworn was Fred Barnes, managing member of the applicant. Present were the following objectors: Ludivina Rosel, 10 Marconi Street; Maria Juarez, 8 Marconi Street; Pamela Green, 13 Marconi Street; and Marina Ristova, Sade Street Townhouse, Inc., 53 Sade Street, Clifton, New Jersey, some of whom were sworn to give testimony.

This is a continued hearing from the meeting of July 20, 2022.

Mr. Carlet offered to the Board an Automobile Parking Lease Agreement showing 46 parking spaces, expiring October 2033 which was requested at the last hearing; that he will delete Paragraph No. 5 regarding early termination provisions. Mr. Serruta stated that the applicant intends to honor this Agreement through October 2033.

Chrmn Zecchino stated that the matter is set for inspection and decision.

The objectors testified that they thought they were to give their closing statements at this meeting; that the objectors have prepared a submission with photographs that they would like to present to the Board.

The Board was polled and voted unanimously to open the meeting back up so that the residents could present their closing statements. Mr. Carlet’s objection was noted.

Objector Maria Juarez read into the record a statement in the first person tense setting forth objections.

Objector Ludivina Rosel stated that the parking lot in the back is used as an extension of the bar and not for parking; as to parking on the streets and municipal lots; traffic congestion and accidents; safety; garbage; dumpster pickup; and noise.

Objector Pamela Green concurred with the statements of Ms. Rosel.

Objector Marina Ristova concurred with statements made by objectors; that there are many loud arguments at 2 or 3 in the morning; patrons blocking driveways; and garbage.

Mr. Carlet stated that he would like to have seven Board members present to vote on the application; that Evergreen Manor meets all parking requirements of the ordinance and should not affect the municipal parking lot.

Mr. Barnes testified that the municipal parking lots in the photographs are for the businesses, not residents of the neighborhood; that some residents have been harassed into signing a petition against the application which has divided the residents; that he has not received all these complaints from the neighbors for the past 20+ years; that he tries to work with the neighborhood; that the complaints are not supported by police reports; that the residents who live in the neighborhood have chosen to live there, aware of the uses in the neighborhood; that he will request the dumpster pickup not to come before 7 A.M.

At this point in the hearing, Chairman Zecchino continued the matter for inspection and decision at the October 5, 2022 meeting of the Board.

### **CONTINUED HEARINGS**

1.  
Prelim. &  
Final Major  
Site Plan

**BOTANY VILLAGE PROPERTY LLC,**  
254 Dayton Avenue, Block 4.18, Lot 21  
--PD1 – For preliminary and final major  
site plan approval, use variance, bulk  
variance and design waiver/exception relief.  
The property is located in a PD-1 Zoning  
District. The Applicant seeks approval to  
demolish the existing building on the Property  
and construct a new three- (3) story mixed-use  
building consisting of four (4) residential  
dwelling units above ground floor commercial  
(restaurant/tavern) space, along with related  
site improvements.

The Applicant seeks use variance  
relief pursuant to N.J.S.A. 40:55D-70(d)(1) for a  
non-permitted use, as residential use is not  
permitted in the PD-1 Zoning District. The  
Applicant further seeks bulk variance relief  
Pursuant to N.J.S.A. 40:55D-70(c), including:  
(1) minimum lot area less than required (2,500  
sf. required; 2,279 sf. existing non-conformity  
to remain unchanged);  
(2) Minimum lot depth less than required (100 ft.  
required; 90 ft. existing non-conformity to  
remain unchanged);  
(3) Building height greater than permitted  
(30 ft. permitted; 31.5 ft. proposed);  
(4) Number of stories greater than permitted  
(2 stories permitted, 3 stories proposed); and

(5) Exterior lighting fixtures not proposed to be high-pressure sodium vapor where same is required.

To the extent necessary, the Applicant seeks a parking variance for providing less than required number of parking spaces and seeks conditional use approval or conditional use variance for not providing parking on the same lot as the principal use/principal structure. The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

Jason R. Tuvel, Esq., with offices at One University Plaza Drive, Hackensack, New Jersey, appeared on behalf of the applicant. Present and sworn on behalf of the applicant were the following: Michael E. Dipple, P.E. of L2A Land Design, LLC, with offices at 66 Grand Avenue, Englewood, New Jersey, an engineer; Afshan A. Vandal, AIA, of AAV Con, 239 New Road, Parsippany, New Jersey, an architect; John Corak of Stonefield Engineering, 92 Park Avenue, Rutherford, New Jersey, traffic engineer; and Matthew J. Seckler, PE, of Stonefield Engineering, 92 Park Avenue, Rutherford, New Jersey, planner. Frank A. Carlet, Esq., with offices at 1135 Clifton Avenue, Clifton, New Jersey, appeared on behalf of objectors Mr. and Mrs. Vidal. Present were the following objectors: Gloria Vidal, 248-250 Dayton Avenue; Maria Zambrano, 256 Dayton Ave.; Josephine Fabi, 215 Parker Ave.; Miguel Vidal, 250 Dayton Ave.; Daniel Treues, 256 Dayton Ave.; Louise Rossi, 574 Mt. Prospect Ave.; Roger Rossi, 11 Wayne Place; and Anna Rossi, 138 Sycamore Road, all of the City of Clifton, New Jersey, some of whom were sworn to give testimony.

Comr George Silva recused himself from participating in the matter.

The Board is in receipt of reports from its engineer, Neglia Engineering, dated September 28, 2021, revised July 15, 2022; and from its planner, Graviano & Gillis, dated July 8, 2022 and updated September 15, 2022.

Mr. Tuvel acknowledged that there were only five Board members present to vote; that he would like to proceed with placing the minor revisions on the record that the Board requested and then present the testimony of his traffic expert and planner.

Mr. Dipple testified as an engineer and gave a brief overview of the changes which addressed the comments contained in the Neglia Engineering and Graviano & Gillis reports; he offered into evidence as "A-2" his revised plans dated September 9, 2022; he added color to the plan, construction details, landscaping, modifications, elevations, lighting plan; he stated that the applicant will comply with recommendations of the Board's experts.

Objector Rossi questioned the effect lighting would have on adjacent neighbor's windows.

Ms. Vandal testified as an architect and marked into evidence as “A3” three sheets showing materials and colors on the façade that the Board and Mr. Graviano requested; that she will continue to comply with comments and recommendations of the Board’s experts.

Mr. Carlet questioned the garbage receptacles and pick-up; why a 3-story building was designed; stories of buildings in the area; occupancy of restaurant and parking; Mr. Tuvel objected to any questions regarding parking since the property is in a PD1 zone.

Objector Rossi questioned whether the architect was familiar with Goal 12 of the Master Plan regarding historic objectives and occupancy statistics for the area.

Present and sworn was John Corak who testified as a traffic engineering expert; that he prepared a traffic and parking report; he testified as to present conditions at the site and area; pedestrian traffic; traffic generations and trips; peak hours; parking requirement for residential; no parking requirement for restaurant in PD1 zone; negligible traffic impact; no substantial adverse impacts of the project on the area.

Mr. Carlet questioned the history/occupancy of the building before it collapsed.

Objector Rossi questioned whether the statistics are the same in all areas and whether population density is considered.

At this point in the hearing, the matter was continued to the November 2, 2022, meeting of the Board for the testimony of the planning expert and closing statements.

2. **TFJ HAZEL LLC, 252 Hazel Street & 237 West 3<sup>rd</sup> Street, Block 16.11, Lots 1 & 2**  
Use -- RB2 – Preliminary and Final Major Site  
Variance; Plan Approval, Minor Subdivision (lot  
Variances consolidation) approval, d(1) use variance, d(1) use variance, d(5) density variance, and bulk (“c”) relief to construct a three (3)-story mid-rise (two (2) stories over parking), multi-family residential building containing fifty-four (54) dwelling units (currently proposed to contain twenty (20), one (1)-bedroom units; four (4) one (1)-bedroom plus office/den units; twenty-six (26) two(2)-bedroom units; and four (4) two (2)-bedroom plus office/den units) and resident amenities (the “Proposed Building”), along with 104 on-site parking spaces (sixty-two (62) covered/under the Proposed Building and forty-two (42) surface Parking spaces), and related site improvements (all proposed improvements collectively referenced as the “Project”) on the “Property.”

Lot 1 (+/- 71,752 square feet) is currently improved with a vacant, nonconforming manufacturing/ industrial building that was formerly operated as a textile dyeing and finishing facility (International Veiling Corp.).

Lot 2 (+/- 3,500 square feet) is improved with a vacant, one-family residential dwelling. As part of the application, the existing lots will be consolidated (combined) to form a new lot

consisting of +/- 75,252 square feet and the existing improvements will be removed.

The Project is proposed to be accessed by a full-movement driveway along 7<sup>th</sup> Avenue and a full-movement driveway at the intersection of 7<sup>th</sup> Avenue and West 4<sup>th</sup> Street. An on-site loading zone is being proposed for resident, delivery, and refuse collection. Proposed site improvements include, but are not necessarily limited to, an electrical transformer and associated concrete pad, grading and drainage, stormwater management, underground utilities, lighting, landscaping, a monument sign near the proposed driveway on Seventh Avenue, directional/wayfinding signage, building identification signage, electric vehicle charging stations, paving and striping, curbing, sidewalks and walkways.

The Property is in the R-B2 (Residential, One- and Two-Family and Garden Apartments) Zone District (the “R-B2 Zone”), which does not permit three (3)-story mid-rise, multi-family residential buildings.

In connection with the preliminary and final major site plan approval related to the Project, the Applicant is seeking the following variances pursuant to N.J.S.A. 40:55D-70(d), from the City of Clifton Zoning Ordinance (the “Ordinance”), as follows:

1. From Section 461-13.1.E “Use Regulations” for the R-B2 Zone - To permit a three (3)-story mid-rise, multi-family residential building in the R-B2 Zone, where three (3) story mid-rise, multi-family residential buildings are not permitted.
2. From Section 461-13, Attachment 1 “Schedule of Regulations as to Bulk, Height and Other Requirements Residential Zone” - Minimum Lot Area per Dwelling Unit – To permit a lot area per dwelling unit of 1,393.6 square feet, where a minimum lot area per dwelling unit of 3,351 square feet is required.

In connection with the preliminary and final major site plan approval related to the Project, the Applicant is seeking the following variances pursuant to N.J.S.A. 40:55D-70(c), from the Ordinance, and if required, and/or waivers / exceptions from the Residential Site Improvement Standards (RSIS), N.J.A.C. 5:21-4.14, as follows:

1. From Section 461-13, Attachment 1 “Schedule of Regulations as to Bulk, Height and Other Requirements - Residential Zone” - Minimum Rear Yard Setback - To permit a rear yard setback (measured to the Garden State Parkway right-of-way) of 4.9 feet, where a minimum rear yard setback of 40 feet is required.

2. From Section 461-13, Attachment 1 “Schedule of Regulations as to Bulk, Height and Other Requirements - Residential Zone” - Minimum Side Yard Setback - To permit a side yard setback of 12 feet (along Hazel Street (CR702)), where a minimum side yard setback of 20 feet is required.

3. From Section 461-13, Attachment 1 “Schedule of Regulations as to Bulk, Height and Other Requirements - Residential Zone” - Minimum Combined Side Yard Setback - To permit a combined side yard setback of 33.6 feet (12’ as measured from Hazel Street (CR702) and 21.6’ as measured from the property line adjoining Block 16.11, Lot 17), where a minimum combined side yard setback of 40 feet is required.

4. From Section 461-13, Attachment 1 “Schedule of Regulations as to Bulk, Height and Other Requirements - Residential Zone” - Maximum Lot Coverage of Principal Building – To permit a maximum lot coverage of 36.2%, where a maximum lot coverage of 25% is permitted.

5. From Section 461-60.1.A, “Requirements for off-street parking and loading spaces” – To permit 104 parking spaces to be provided, where 135 parking spaces are required under the Ordinance, but which 104 parking spaces satisfy RSIS requirement, which control.

6. From Section 461-42.A, “Additional requirements” - To permit pole-mounted, building-mounted, and/or site light-emitting diode (LED) lighting fixtures, where high-pressure sodium vapor lights are required.

7. From Section 461-60.A, “Standards for parking spaces and areas” – To permit off-street parking spaces sized 9’ wide by 18’ deep, where parking spaces are required to be 9’ wide x 19’ deep under the Ordinance, but which meets RSIS requirement which control.

The Applicant also requests any other approvals, waivers, variances, deviations and/or exceptions from the Ordinance, the City of Clifton General Ordinances, and/or RSIS, including, but not necessarily limited to, any additional setback variances (front yard setback, rear yard setback, or side yard setbacks) that may result from an alternative interpretation of the Ordinance provisions relating to setbacks, all as may be determined to be required for the Project during the review and processing of the application and/or based upon an analysis of the plans and testimony at the public hearing.

This matter was previously continued by the Board to the October 19, 2022 meeting of the Board.

3. **JAIME & VIVIANA BORJA**, 67 Huemmer Terrace, Block 64.01, Lot 17 – RA2 –  
Variance Applicant is seeking variance relief from the Township Ordinance Section 461-47A for permission to construct a fence in excess of the height mandated by the said ordinance. The proposed fence is 6 ft. in height where 4 ft. is permitted. The fence is along the perimeter of the property.

This matter was previously continued by the Board to the November 2, 2022 meeting of the Board.

4. **522 VALLEY ESTATES LLC**, 522 Valley Road, Block 32.01, Lot 12 – Steep Slope District –  
Use Preliminary and final major site plan approval,  
Variance; use variance, bulk variance and design waiver/  
Variances exception relief (the “Application”) by 522 Valley Estates LLC (the “Applicant”) with respect to property having a street address of 522 Valley Road, Clifton, New Jersey 07013, and being designated as Block 32.01, Lot 12 on the City of Clifton Tax Map (the “Property”). The Property is located in the Steep Slope Zoning District. The Applicant seeks approval to demolish the existing building and raze the Property and construct a new residential complex consisting of 21 townhouse dwelling units within three (3) separate buildings, along with related site improvements, including but not limited to parking, landscaping and lighting. The Applicant seeks use variance relief pursuant to N.J.S.A. 40:55D-70(d)(6) for building height greater than permitted (35 ft. permitted; 42.75 feet proposed). The Applicant also seeks bulk variance relief pursuant to N.J.S.A. 40:55D-70(c), including: (1) Number of stories greater than permitted (3 stories permitted; 4 stories proposed). The Applicant also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, use variances, conditional use variances, interpretations, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

This matter was previously continued by the Board to the October 19, 2022 meeting of the Board.



**NEW HEARINGS**

1. **1041 PAULISON LLC**, 1041 Paulison Avenue, Block 19.03, Lot 8 – M1 – Applicant is proposing to use this property as an auto accessory installation premises consisting of two bays for which a vehicle would remain for multiple days receiving installation of auto accessories. The applicant requests the following variances:
- 1) Use variance for the proposed use;
  - 2) A variance for the left side yard where 5.1 ft. is provided and 10 ft. is required.
  - 3) A variance for parking as may be required.
  - 4) A variance for parking space setbacks.

At the request of the attorney for the applicant, this matter was continued to the October 19, 2022 meeting of the Board.

2. **MJG-MAR REALTY, LLC**, 42 Lakeview Ave., Block 7.05, Lot 70 – BC – This is an application for a Use Variance to permit use of the former GARDEN PLAZA BOWLING ALLEY for a storage and distribution center for the sale of motor vehicle parts, retail and wholesale. The sale at wholesale is a use not permitted in the B-C zone. It is also an application for bulk variances to permit the continuation of bulk variances as follows:
- 1) Front yard setback (20 feet required; 0 feet existing and proposed);
  - 2) Side yard setback (20 feet required; 7.1 feet existing and proposed);
  - 3) Rear yard setback (15 feet required; 0 feet existing and proposed);
  - 4) Lot coverage (60% required; excess of 60% is existing and proposed);
  - 5) Off street parking or loading spaces, parking aisles, maneuvering areas not to be located within 10 feet of any rear lot line or within 5 feet of any other lot line and adequately landscaped. Existing and proposed conditions do not conform to these requirements, but some landscaping is proposed; 1 loading space required (no loading spaces are existing or proposed).
  - 6) Variances required because 6 parking spaces are required for warehouse use only and are provided, but 5 parking spaces are required for retail use and none are provided.

Frank A. Carlet, Esq. with offices at 1135 Clifton Avenue, Clifton, New Jersey, appeared on behalf of the applicant. Present and sworn on behalf of the applicant were the following: Michael Capo, architect, with offices at 1037 Route 46, Clifton, New Jersey. Also present was Emanuel Marques, 120 Forest Way, Essex Fells, New Jersey, owner of the applicant.

Objector Michael Murphy, 729 Van Houten Avenue, Clifton, New Jersey, stated that the notice is defective; that there is no “sale of wholesale.”

Counsel Pogorelec, after hearing the comments of the interested party, the Board's Planner, Nicholas Graviano; and counsel for the applicant, recommended that the notice is deemed effective; that a D-1 use variance is the most stringent use variance with regarding to standard of proofs.

Mr. Carlet stated that the application is to convert an existing bowling alley to a retail and wholesale use, with the main use as a warehouse.

Mr. Capo testified as an architect; that he prepared the plans; that it is an existing bowling alley; that proposed is 11,443 square feet of warehouse space and storage with small retail area in the front which is an accessory use since it is 10% less than the total area; that there is an existing small basement; that there will be a new sign over the main entrance in the front which is a little smaller than the existing sign; that there will be no change to the exterior; that six parking spaces are existing; that there is an existing overhead door in the rear which will serve as a loading area; he submitted architectural plans to the Board; that the required parking is for 6 spaces.

Mr. Graviano stated that he needs to hear the testimony concerning the retail use to determine the parking requirements at the site.

Objector Murphy questioned the retail requirements for parking and warehouse requirements for parking; fire separation requirements; loading area.

Mr. Graviano stated that it is one business, that a D1 use variance is required for warehouse and distribution not specifically permitted in the BC zone.

Mr. Marques testified as to his business; that he has seven locations; that the retail is limited; that he mainly sells just auto parts to mechanics, dealerships, and fleets; that he will not receive tractor trailer deliveries at this site, that there will be one delivery per day in a 16-foot box truck replenishing stock; that it is proposed to be open to the public but that is not the core business; that there is a low demand for parking; that he does not sell accessories and no auto body; that he would be open six days a week, Monday through Friday from 8 A.M. to 6 P.M., Saturday 8 A.M. to 4:30 P.M., closed Sunday; that there will be six employees; that he operates the retail as Wilson Auto Parts.

Objector Murphy entered "O-1" in evidence, a printout from Facebook showing Wilson Auto Parts that he believes is a standard auto parts store and questioned the operations, accessory sales, deliveries, and parking. Mr. Carlet objected to the economic questions; this is a zoning application.

At the recommendation of Mr. Graviano and Counsel Pogorelec, Mr. Carlet stated that he will get a planner to testify as to the D1 use variance at the next meeting.

Thereupon, the matter was continued to the November 2, 2022, meeting of the Board.

3. **WALBRI PROPERTIES, LLC**, 3-7 Walnut  
Use Street, Block 37.04, Lots 9 and 13 – M2 –  
Variance; An Application for development has been  
Variances submitted for property located at  
3-7 Walnut Street, Clifton, NJ; and also located  
at 9-11 Walnut Street, City of Passaic, NJ,  
Block 3245.03, Lot 10, Zone designation as C.

The purpose of the Application and the Project is for the development of the property is to combine the use of all 3 lots, to demolish the old

pavement on the properties, and to construct a new 7,442 square foot 1 story 33.6 foot height commercial flex multi-tenant warehouse building on what is currently identified as Lot 9 and part of Lot 13, with 9 parking spaces, including 1 handicapped space on the remaining part of Lot 13 and on Lot 10.

The application in question requires the following approval/relief from the City of Clifton Zoning Board of Adjustment as per the Clifton Zoning Ordinance:

Variances for:

- 1) Front yard where 20 feet is required and 3 feet is proposed;
- 2) Side yard where 16.8 feet is required and 4 feet is proposed;
- 3) Rear yard where 40 feet is required and 4 feet is proposed;
- 4) Parking area setback where 5 feet is required and 0.3 feet is proposed;
- 5) A variance from the terms of City of Clifton Ordinance Code 461-36 E 3&4 which provides that warehouses shall not be located on a lot, any part of which is within 100 feet of a residence district boundary; and the use shall meet the area, height and bulk requirement for industrial plants in an M-2 District and shall meet the off-street parking, loading and unloading and buffer requirements of this chapter as it pertains to industrial plants in an M-2 District;
- 6) For site plan approval; and
- 7) Granting all other relief, waivers, variances and approvals that may be required or may be raised during the course of the hearing.

The application in question requires the following approval/relief from the City of Passaic Planning Board as per the Passaic Zoning Ordinance:

- Variances for 1] For site plan approval; and  
2] Granting all other relief, waivers, variances and approvals that may be required or may be raised during the course of the hearing.

At the request of the attorney for the applicant, this matter was continued to the November 16, 2022, meeting of the Board.

## **RESOLUTIONS**

Chrmn Zecchino announced that the next order of business would be the adoption of the Resolutions set forth on the Agenda:

1. Upon motion made by Comr George Foukas, seconded by Vice-Chrmn Gerard Scorziello, and affirmed by Comrs George Silva, Michael Molner, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the

application of HARRY & CAROL CONWAY for variance to erect a 6-foot-high solid fence along the rear property line at 101 Abbe Lane, Block 33.09, Lot 32, was adopted.

2. Upon motion made by Vice-Chrmn Gerard Scorziello, seconded by Comr George Foukas, and affirmed by Comrs George Silva, Michael Molner, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of KATHARINA TAKACS & MICHAEL BURNETT for variance to erect a 6-foot-high solid fence along the rear yard at 105 Abbe Lane, Block 33.09, Lot 31, was adopted.

3. Upon motion made by Vice-Chrmn Gerard Scorziello, seconded by Comr Michael Molner, and affirmed by Comrs George Silva, Michael Molner, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of PERRY LIGHTY for variance to erect a 5-foot-high solid fence with 1-foot-high lattice on top, for a total of 6 feet, along the three sides in the rear of the property at 4 Henoeh Avenue, Block 32.08, Lot 17, was adopted.

4. Upon motion made by Vice-Chrmn Gerard Scorziello, seconded by Comr Michael Molner, and affirmed by Comrs George Silva, Michael Molner, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of MATTISYAHU & DINA GLUCK for variances for side yard setbacks and combined side yard setback to erect a second floor addition at 450 Fenlon Blvd., Block 58.09, Lot 20, was adopted.

5. Upon motion made by Vice-Chrmn Gerard Scorziello, seconded by Comr Michael Molner, and affirmed by Comrs George Silva, Michael Molner, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of JOSH & ANNA GOPIN for variances for side yard setback and combined yard setback to erect a second floor addition at 50 Lenox Avenue, Block 70.01, Lot 62, was adopted.

6. Upon motion made by Comr Michael Molner, seconded by Comr George Silva, and affirmed by Comrs George Silva, Michael Molner, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of KENJI YAMASHITA for front yard setback to enclose front vestibule, variance to extend 5-foot-high free-standing wall from vestibule to the driveway, and variance to erect a 5-foot-high solid fence with a 1-foot-high lattice on top, for a total of 6 feet, in the rear of the premises, at 443 Grove Street, Block 45.02, Lot 74, was adopted.

7. Upon motion made by Comr Michael Molner, seconded by Vice-Chrmn Gerard Scorziello, and affirmed by Comrs George Silva, Michael Molner, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of DAVID HECHING for variances for combined side yard setback to partially rebuild and enlarge the second floor; conversion of rear portion of garage to living space; and parking variance at 11 (13) Loumar Place, Block 57.06, Lot 13, was adopted.

8. Upon motion made by Comr George Foukas, seconded by Vice-Chrmn Gerard Scorziello, and affirmed by Comrs George Silva, Michael Molner, George Foukas, Vice-Chrmn Gerard Scorziello, and Chrmn Mark Zecchino, the Resolution GRANTING the application of NEW TRIMBLE AUTO BODY for preliminary and final site plan approval with associated “d(2)” and “c” variances for construction of a first and second floor addition for an autobody facility at 217 Trimble Avenue, Block 6.19, Lot 1, was adopted.

There being no further business before the Board, Comr George Foukas moved to adjourn. The motion was seconded by Comr George Silva with the unanimous approval of the entire Board.

Respectfully submitted,

JOHN D. POGORELEC  
COUNSEL SECRETARY