

Borough of West Paterson

Board of Adjustment



Passaic County, NJ

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BOARD OF ADJUSTMENT MINUTES January 25, 2010 - Reorganization

MEETING CALLED TO ORDER AT 7:35 P.M. by Mayor Lepore.

OPEN PUBLIC MEETING LAW: THIS MEETING IS CALLED TO ORDER PURSUANT TO THE NEW JERSEY OPEN PUBLIC MEETING LAW, AND AS STATED IN NOTICES OF THE TIME, PLACE AND DATE PUBLICIZED IN ACCORDANCE WITH THE STATUTE. IT WAS INCLUDED IN A LIST OF MEETINGS FORWARDED TO THE HERALD NEWS AND THE RECORD AS REQUIRED NOTICES. IN ADDITION, THIS LIST HAS BEEN POSTED IN A PUBLIC PLACE BY THE BOROUGH CLERK, AND A COPY OF THIS HAS BEEN FILED IN HIS OFFICE FOR PUBLIC INSPECTION. PROPER NOTICE HAVING BEEN GIVEN, THIS MEETING IS CALLED TO ORDER AND THE CLERK IS DIRECTED TO INCLUDE THIS STATEMENT IN THE MINUTES OF THE MEETING.

MEMBERS IN ATTENDANCE: JERRY KISS, GIANNI INTILI, RUSSEL JUZDAN, GARY HOLLOWAY, GEORGE O'BRIEN, TRACY KALLERT, AND TONY ORLANDO

ALSO PRESENT – JOHN FIORELLO, BOARD ATTORNEY
ROBERT PERRY, BOARD PLANNER

FLAG SALUTE

REORGANIZATION

A motion to appoint John Fiorello, Board Attorney was made by Mr. Holloway, second by Mr. Intili, all in favor, motion approved.

A motion to appoint Tom Solfaro of Neglia Engineering as Board Engineer was made by Mr. Kiss, second by Mr. O'Brien, all in favor, motion approved.

A motion to appoint Bob Perry of Remington Vernick as Board Planner was made by Mr. O'Brien, second by Mr. Holloway, all in favor, motion approved.

Mayor Lepore swore in Mr. Fiorello and Mr. Perry.

A motion to appoint Mr. Holloway as Chairman of the Board of Adjustment was made by Mr. Kiss, second by Mr. O'Brien, all in favor with one abstention, motion approved.

A motion to appoint Mr. O'Brien as Vice Chairman of the Board of Adjustment was made by Ms. Kallert, second by Mr. Intili, all in favor, motion approved.

A motion to approve and publish Board of Adjustment meeting dates was made by Mr. Kiss, second by Mr. Intili, all in favor, motion approved.

A motion to approve the minutes of the October 26, 2009 meeting was made by Mr. Orlando, second by Mr. Kiss and approved.

ORDER OF BUSINESS

REVIEW OF REPORT OF APPROVALS & DENIALS 2009

Mr. Intili stated there is an existing list of recommendations that the Board has made over the years to the Planning Board. The Board Secretary will include those recommendations when the report is submitted to the Planning Board. They include the regulations for parking space size, sign regulations for the highway and review of the zoning ordinance. He suggested Mr. Holloway as the Mayor's Delegate to the Planning Board recommends a sub-committee to review the ordinances. Chairman Holloway stated the Board is in the process of reviewing the Master Plan which would include the zoning ordinances. Mr. Intili also suggested the Planning Board look at the area of 113 Greenway Lane that is zoned General Office and consists of mostly residential homes.

Chairman Holloway also noted that there have been recommendations that the Planning Board take a look at McBride Ave. and considered changing the zoning in those areas to include mixed uses.

Mr. Perry stated he has recently been looking at parking requirements for restaurants and has found them to be lacking. Mr. Intili asked that he make some recommendations also. Mr. Perry agreed to provide recommendations to the secretary to be included in the submission to the Planning Board. Mr. Perry also noted that 9' X 18' parking spaces have become acceptable.

The Board Secretary will provide the Planning Board with the report of approvals and denials for 2009 along with the recommendations made by the Board of Adjustment.

Chairman Holloway announced that Docket # 09-02 – N. Salvaterra Construction – 946 Rifle Camp Rd. – Block 111 Lot 14 – Use Variance/Preliminary & Final Site Plan has been withdrawn at the applicant's request.

Chairman Holloway announced that Docket # 09-05 – Structure Tone Development – 531 McBride Ave. Block 6 Lots 1 & 2 and 15 W. 32nd St., Block 3 Lots 7-9 – Use Variance/Preliminary & Final Site Plan/Bulk Variances/Minor Subdivision has been withdrawn from the Board of Adjustment docket.

A motion to adjourn was made by Mr. Orlando, second by Mr. O'Brien. All in favor. Meeting adjourned.