

**BOARD OF ADJUSTMENT  
ANNUAL REPORT FOR 2019**

**To:** Mayor and Council  
Planning Board

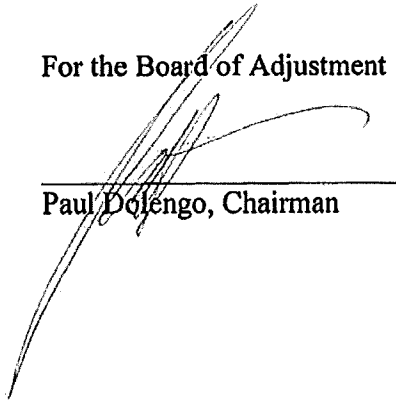
**From:** Paul Dolengo  
Board of Adjustment Chairman

**Re:** Summary of Use Variance Applications  
For the year 2019 (Annual Report)

In compliance with N.J.S.A.40: 55D-70.1 the Zoning Board is hereby transmitting an Annual Report on the decisions and variance activity for the year 2019. The following is a summary of the Board's activities for 2019:

There were a total of 15 applications submitted to the Planning Department Office of which 13 were heard. The breakdown of the applications is as follows: three were carried to the year 2020; one was an expansion of a non-conforming use; 11 were bulk variances. There were no Use variances in 2019.

For the Board of Adjustment



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Paul Dolengo, Chairman

**cc:** Jill A. Hartmann, Township Planner  
Planning Board Chairman  
Board of Adjustment Members

<b>BOARD OF ADJUSTMENT 2019 ANNUAL REPORT</b>			
<b>App #</b>	<b>Applicant</b>	<b>Block/Lot</b>	<b>Description</b>
BOA-19-01	Tremko	4607/14	frontage, depth
BOA-19-02	Froehlich	2901/1	front, rear, build cov
BOA-19-03	Cifelli	1204/10	imperv + Build cov
BOA-19-04	Kolatac	1802/40	side, combined
BOA-19-05	DeMichino	2202/6.01	bulld cov, front yard
BOA-19-06	Brigati	2304/20	Build cov
BOA-19-07	Vukosa	3101/18	Build cov;fence
BOA-19-08	Sconzo/Cancro	4305/13	front, rear
BOA-19-09	Anello	202/4	<b>height, bulld cov, carried to 2020</b>
BOA-19-10	Diver	2202/15	front yard, build cov
BPA-19-11	Mandica	1805/15	front, secondary side, build cover
BOA-19-13	Zito	601/16.01	side yard
BOA-19-12	Anello -Freedom	2703/3,4,5,6	expansion of a non-conforming use
BOA-19-13	Phillips Edison	2007/1	<b>carried to 2020</b>
BOA-19-14	Plainview Growers	2902/24.01	<b>carried to 2020</b>

**BOARD OF ADJUSTMENT  
ANNUAL REPORT FOR 2018**

**To: Mayor Kohle  
Council  
Planning Board Members**

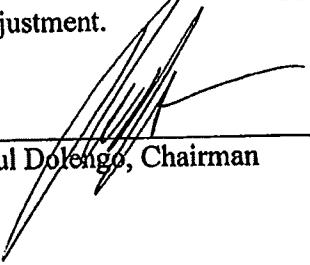
**From: Paul Dolengo  
Board of Adjustment Chairman**

**Re: Summary of Board of Adjustment Activity  
For the Year 2018**

In compliance with N.J.S.A. 40:55D-7.01 the Zoning Board is hereby transmitting their Annual Report on the decisions and variance activity for the year 2017.

There were a total of 18 applications submitted to the Planning Department Office. The breakdown of the applications are as follows: 16 heard, 2 carried to 2019 (Asani, Caribbean Blue). Among those heard there were 4 front yard variances; 9 building coverage variances; 2 rear yard variances; 1 impervious coverage variance and 1 side/side combination variance. There were also 2 amended resolutions, 1 extension of approved Use variance and 1 waiver.

Attached is a list of all applications processed by the Planning Department for the Board of Adjustment.

  
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Paul Dolengo, Chairman

**cc: Adam Brewer, Township Manager  
Council Members  
Planning Board Members  
Jill Hartmann, Township Planner  
Board of Adjustment Members**



**BOARD OF ADJUSTMENT  
ANNUAL REPORT FOR 2017**

To: Mayor Winterfield  
Council  
Planning Board Members

From: Paul Dolengo  
Board of Adjustment Chairman

Re: Summary of Board of Adjustment Activity  
For the Year 2017

In compliance with N.J.S.A. 40:55D-70.1 the Zoning Board is hereby transmitting their Annual Report on the decisions and variance activity for the year 2017.

There were a total of 13 applications submitted to the Planning Department Office. The breakdown of the applications is as follows: 13 heard; two carried to 2018 (Henry and Global Lift Truck for site approval) one withdrawn after public hearing (Zomack). Among those heard there was a Use Variance, Expansion of a Non-Conforming Use and two Conditional Use applications.

The following is a brief description of the Uses:

**Plainview Growers, 229 Farm Road, Block 2902, Lots 17, 24, 25**

This applicant came before the Board in 1994 for subdivision but never perfected their deeds, therefore, requiring the new application before the Board. The applicant now requested a variance to permit the consolidation of three existing lots into two resulting lots with one lot containing an existing single family dwelling with one existing greenhouse and four small greenhouses and the other lot containing the applicant's commercial greenhouses and farming facility. Lot 24 and 17 will be consolidated into a single lot having a total of 526,219 square feet, Lot 25 will have lot area of 149,788 square feet. Applicant further sought a variance from the conditional use requirements of the zoning ordinance for a minimum buffer adjacent to a residentially zoned or used property on Lot 25. In addition, Lot 24 needed conditional use variance for lacking frontage on an approved Township street.

**Global Lift Trucks, LLC t/a Minimax Concrete, LLC, 10 Irving Street, Block 4401, Lot 14**

The applicant requested a Use variance to permit the operation of a concrete mixing facility. That use was not permitted in the I-2 Zone. The applicant first proposed to also include site plan approval along with the Use variance and decided to bifurcate the application. The testimony and evidence provided by the Applicant indicated that the intensity of the proposed concrete mixing facility will be no greater than that of the industrial uses already permitted in the I-2 Zone district.

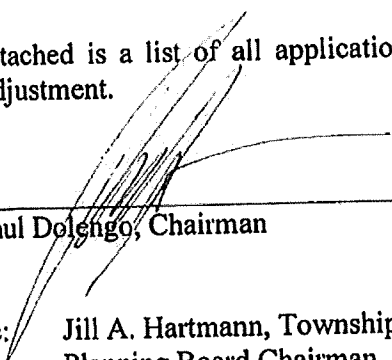
**Conquer Properties, Inc., 476 Newark Pompton Turnpike, Block 2602, Lot 20**

In 2016 the applicant received preliminary and final site plan approval for expansion of a non-conforming use. Subsequent to receiving the approval and after starting work the applicant discovered that due to the condition of the foundation that applicant needed to raze the building. While in the process of modifying the building the applicant elected to further expand the size of the building by 264 square feet to add an additional classroom.

**Bergen Auto Enterprises, LLC, 144 Route 23, Block 2704, Lots 2 & 3**

The applicant requested a conditional use variance to permit the standalone operation of a full use pre-owned automobile dealership, which is not permitted by Ordinance.

Attached is a list of all applications processed by the Planning Department for the Board of Adjustment.



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Paul Dolengo, Chairman

cc: Jill A. Hartmann, Township Planner  
Planning Board Chairman  
Board of Adjustment Members

**BOARD OF ADJUSTMENT 2017**

APPLICANT	BLOCK/LOT	ZONE	DESCRIPTION	DECISION	REQUIRED	APPROVED
CAPUTO	3603/16	R-9	Font Yard	Granted	35'	27'9"
LIVINGSTONE	3613/12	R-9	Front Yard	Granted	35'	32'
SHIPWAY	3501/9	R-15	Side Yard	Granted	10'	4.4' / 7.7'
			Front Yard	Granted	50'	45'4"
			Building Coverage		15%	15.20%
ZOMACK	503/5	R-22	Secondary Front	Withdrawn		
CONKLIN	4014/5	R-9	Side Yard	Granted	5'	3'
			Impervious Coverage		42%	45.85%
EASTERHOFF	3103/11	R-11	Building Coverage	Granted	15%	16.70%
			Impervious Coverage		35%	37.80%
MC BURNEY	1303/40	R-11	Front Yard	Granted	50'	36'
			Building Coverage		16%	20.35%
CURATTALO	3503/5	R-15	Front Yard	Granted	50'	46.8'
			Combined Side Yard		36'	30.61'
HENRY	2202/14	R-11	Front Yard, Build Cov	Carried		
PLAINVIEW GROWERS	2902/17,24,25	R-87	Subdivision, Conditional Use	Granted		Revise Lot Lines
GLOBAL LIFT TRUCK	4401/14	I-2	Expansion of a Non Conform Use	Granted		Concrete Facility Use Only
CONQUER MATH	2602/20	R-11	Amended Site Plan	Granted		Expand Building
BERGEN AUTO ENT.	2701/2,3	C-3	Use, Flood, Site Plan, Sign	Granted		Pre-Owned Car Sales

## **BOARD OF ADJUSTMENT ANNUAL REPORT FOR 2016**

To: Mayor and Council  
Planning Board

From: Paul Dolengo  
Board of Adjustment Chairman

Re: Summary of Use Variance Applications  
For the Year 2016

In compliance with N.J.S.A. 40:55D-70.1 the Zoning Board is hereby transmitting an Annual Report on the decisions and variance activity for the year 2016. The following is a summary of the Board's activities for 2016.

There were a total of 26 applications submitted to the Planning Department Office. The breakdown of the applications is as follows: twenty heard; four were carried to 2017; two withdrawn. Among those heard there was one interpretation; three Conditional Uses; two expansions of a pre-existing non-conforming use. The variances were as follows: ten front yard setbacks; one secondary front yard setback; nine building coverage; four combined side yard setbacks and two side yard setbacks.

The following is a brief description of the three Conditional Use applications:

**George and Jackie Serventi, 383 Newark Pompton Turnpike, Block 3302, Lot 20  
Expansion of a Non-Conforming Use**

Variance requested was to permit the reconstruction of a delicatessen after fire damage. The applicant requested approval to turn a former shed like storage area into an additional 192 square feet of usable space.

**Kent Place Holdings, LLC, 702 Newark Pompton Turnpike, Block 1401, Lot 6  
Two Conditional Use Variances**

The applicant requested two conditional use variances one for density regarding maximum number of units in a multi-family residential building and the other to permit the conversion of commercial space on the first floor of a building to residential units.

**Netherlands Reformed Christian School, 164 Jacksonville Road, Block 3001, Lot 5  
Conditional Use**

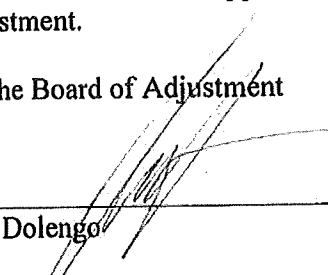
The applicant requested a variance to permit the location of a temporary classroom trailer and storage shed on the school property. In order to allow the installation of the trailer and the shed



the applicant requested variance for maximum building coverage and maximum impervious coverage.

Attached is a list of all applications processed by the Planning Department for the Board of Adjustment.

For the Board of Adjustment



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Paul Dolengo

cc: Jill A. Hartmann, Township Planner  
Planning Board Chairman  
Board of Adjustment Members

Applicant	Block/lot	Description	Decision
Wisneski	4302/5	front, build cov	Approved
Esposito	2603/8	front, build cov, side yard, combined side	Approved
Mckay	2604/28	build cov	Approved
Cascone	4305/11	build cov	Approved
Monarch	1411/9	Use	Withdrawn
Henry	2202/14	front, build cov	Withdrawn
Bible Church	303/14,9	Conditional Use, lot area, width, screening, front, parking	Approved
Clibrasi	701/5	Coverage, combined side, front, side	Approved
Zaccardi	304/19	combined side, front	Approved
Delintinis	1402/2	building cov	Approved
Glynn	3907/9	front, lot depth,	Approved
Glynn	3907/10	front, lot depth, secondary front yard	Approved
Conquer	2602/20	expand use, width, imper cov, frontage	Approved
Kent Place	1401/6	Conditional Use, site, parking	Approved
Ahmed	803/19	build cov	Approved
Serventi	3302/20	Expansion of a Use	Approved
Stoudt	1901/1	front yard setback, fence	Approved
5 Mtn Ridge	505/3	front yard set	Approved
Cheff	3903/6	combined side yard	Approved
Dorso	1204/25	building cov	Approved
Andronoco	4304/9	front yard setback	Approved
Plainview Growers	2902/17,24,25	sub; cond use	Carried
Sidoti - 43 Sunset	2503/2	building coverage, lot width, lot area	Carried
Global Lift Truck	4401/14	Use, site	Carried
Netherland School	3001/5	Conditional Use	Approved
Bergen Auto	2704/2&3	Use, Site	Carried

**BOARD OF ADJUSTMENT  
ANNUAL REPORT FOR 2015**

To: Mayor and Council  
Planning Board

From: Paul Dolengo  
Board of Adjustment Chairman

Re: Summary of Use Variance Applications  
For the year 2015 (Annual Report)

In compliance with N.J.S.A.40: 55D-70.1 the Zoning Board is hereby transmitting an Annual Report on the decisions and variance activity for the year 2015. The following is a summary of the Board's activities for 2015:

There were a total of 17 applications submitted to the Planning Department Office of which 16 were heard. The breakdown of the applications is as follows: one was carried to the year 2016, three approved Use variances; one Interpretation and twelve approved Bulk variances. The following is a brief description of each of the "D" variances requested.

**Scangarella, 565 Newark Pompton Turnpike, Block 1906, Lot 9  
Conversion of existing office to a ground floor apartment**

The purpose of the application was to convert a former 720 square foot dental office, located on the ground floor of the building to an apartment, which will also include a porch and deck. The space will be owner occupied. The conversion of the doctor's office to an apartment use will significantly reduce the overall intensity of the uses on the property while improving the diversity of housing stock in the Township.

**Thunder Gloves, 6 Industrial Road, Block 4402, Lot 7  
Use Variance**

The applicant requested a use variance to permit the operation of a personal fitness facility within a 3,250 square foot space located on the first floor of an existing industrial building. The proposed personal fitness training facility, a personal service/commercial recreational use, was prohibited in the Industrial 1 zone. It was determined that the proposed use would be significantly less than that of an industrial use for which the property is zoned.

**New York SMSA Limited Partnership d/b/a Verizon Wireless, 22 Jackson Avenue,  
Block 1909, Lot 2**

The applicant requested permission to construct a wireless telecommunication facility consisting of a small network node atop the roof on property located at 22 Jackson Avenue. The Board concluded that the small network node being modest in size and shape and because it is enclosed in a chimney not being visible therefore affording them the ability to grant approval.

Attached is a list of all applications processed by the Planning Department for the Board of Adjustment. The Board would suggest that the Council consider revising the township bulk requirement to eliminate the need for combined side yard setback in all zones.

For the Board of Adjustment



Chairman

cc: Jill A. Hartmann, Township Planner  
Planning Board Chairman  
Board of Adjustment Members



2014 Board of Adjustment		
Applicant	Block/Lot	Description
JEM Property	1304/7	site plan, sign
Reeves	1601/20	side, build cov
Vista appeal/interp	2705/1	appeal
handel appeal	2604/19	appeal
Rizzuto	701/22	2nd front, garage
Kharbouch	1101/8	fence in front yard
Biondi/Golden Glove	4402/7	Use
Verzoni/22 Jackson	1909/2	cell tower
Miller	202/5	build cov

**PBOARD OF ADJUSTMENT  
ANNUAL REPORT FOR 2013**

To: Mayor and Council  
Planning Board

From: Donald Bruno  
Board of Adjustment Chairman

Re: Summary of Use Variance Applications  
For the year 2013 (Annual Report)

In compliance with N.J.S.A.40: 55D-70.1 the Zoning Board is hereby transmitting an Annual Report on the decisions and variance activity for the year 2013. The following is a summary of the Board's activities for 2013 :

There were a total of 9 applications submitted to the Planning Department Office of which 8 were heard. The breakdown of the applications is as follows: one was dismissed without prejudice, one approved Use variance; and 7 approved bulk variances. The following is a brief description of each of the "D" variances requested.

**Verizon, Knights of Columbus, 84 Lincoln Park Road, Block 4401, Lot 9  
Cell Tower Application**

The applicant requested a use variance to permit the installation of a cell tower at the Knights of Columbus. The approval granted in this case was limited

Attached is a list of all applications processed by the Planning Department for the Board of Adjustment. There does not appear to be any trends to suggest ordinance revisions as a result of these applications.

For the Board of Adjustment

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Chairman

cc: Eileen Banyra, Township Planner  
Planning Board Chairman  
Board of Adjustment Members





Board of Adjustment 2012			
Applicant	Block/Lot	Description	Decision
287 Boulevard	1804/25	Use	approved
Ference	3307/3	front, build cov	approved
McCullough	2801/1	height, front	approved
Ciampa	2010/11	front, build cov	approved
Yasin	3302/7	side, build cov	approved
Cielusniak	1201/15	Use- acc apart	approved
Tanis	1806/15	comb side	approved
Drayton	2503/22	build cov	approved
Ormsby	1802/1.01	build cov, 2 sides	approved
Sidoti	603/7	second front yard	approved



Board of Adjustment 2010		
Applicant	Block/Lot	Description
Team Equip	902/25	
Plecko	3903/14	appeal
T-Mobile 770 Rt 23	902/5	2nd front, front
T-Mobile Gro Rite	4201/1&2	cell tower
Jan Fence	4402/6	cell tower
Van Wingerden	1602/18	flood, site, sign
Honda 590 Rt. 23	902/16	conditional use, bulk
Sharpe	2302/6	Build cov, rear
Riley	2601/34	Build cov, rear
Gobosack	3305/6	rear yard
Bosland	2801/11	pool in side yard
Herd	3301/3	build cov, side aggre
		build cov, front yard