

ZONING BOARD OF ADJUSTMENT MINUTES
REGULAR MEETING
July 21, 2016

Robert Fortsch opened the meeting at 8:00 p.m. by reading the Open Public Meetings Law Statement:

This is a Regular Meeting of the Zoning Board of Adjustment. In compliance with the Open Public Meetings Law, notification of this meeting has been sent to all officially appointed Township newspapers & notice is posted at River Vale Municipal Offices.

<u>ROLL CALL:</u>	Robert Fortsch -Chairman	Present
	Thomas Pospisil- Vice Chairman	Present
	John Puccio	Present
	Susan Vaccaro	Present
	Charles Tomczyk	Present
	Kevin Martin	Absent
	Craig Plescia	Present
	Brian Giblin	Board Attorney Present
	Elliott Sachs	Board Engineer Absent
	Joanne Allgor	Land Use Admin Present

SALUTE TO THE FLAG

SWEARING IN OF NEW MEMBER

Michael N. Beukas, Esq.

New member Michael Beukas was welcomed and sworn in by Brian Giblin, Board Attorney.

APPLICATIONS

Our Gang Pet Services, LLC – 688 Westwood Avenue – Block 1801 Lots 20, 21, 22 – use variance

Andrea Kilkenny, manager was sworn in by Brian Giblin, Board Attorney. Ms. Kilkenny was represented by Dennis J. Francis, Esq. Mr. Francis stated that the applicant is seeking a use “D” variance to relocate her business to 688 Westwood Avenue in a “C” zone. The proposed use is not allowed.

Ms. Kilkenny explained her business as a dog training and behavior service for mostly dogs but also cats. Three years ago she was before the Board for a use variance at a different location. She has outgrown her present location space and would like to expand and offer more services. Classes are held Monday – Thursday and Saturday and Sunday. She is a one owner/trainer business with one other trainer that teaches one class that she does not. There is no boarding involved.

Ms. Kilkenny’s current location is near a day school. She plans on doing more daytime classes at her new location. Photographs were previously submitted. Chairman Fortsch stated that he and the Board

members are familiar with the building.

Thomas Pospisil asked about hours, curbing of dogs and square ft. difference. Ms. Kilkenny responded that group classes are held in the evening; there is a grass area in front and back of the building and the square footage is 950 ft.

Craig Plescia asked about dogs with behavioral issues. Ms. Kilkenny responded that if there is a student with a difficult dog, she would see them at their home or a specific time at night.

Chairman Fortsch complimented Ms. Kilkenny on her dedication and success of her business.

Chairman Fortsch opened the meeting to the public

No public comment.

The meeting was closed to the public.

No further discussion

A motion by John Puccio, seconded by Susan Vaccaro to approve the application, on roll call vote, all in favor, the motion carried.

Farro Management, LLC – 688 Westwood Avenue – Block 1801 Lots 20, 21, 22 – sign variance

Dennis J. Francis, Esq. represents the applicant, Antonella Farro. Ms. Farro was sworn in by Brian Giblin, Board Attorney. Mr. Francis presented the application as a sign application with “C” bulk variance requirements.

Ms. Farro manages the building with various tenants. Her father is the owner of the building. She explained that the existing sign is intended to be removed because it is too small and not visible or lit up at night. The proposed new sign is larger and will serve all tenants needs. Thomas Pospisil recalled that the Board originally turned down a request for a sign at this location.

Bill Riedel of Riedel Sign Company, Inc. was sworn in by Brian Giblin, Board Attorney. He explained the proposed new sign at 10 ft 5 inches wide, 18 inches deep and 7.3 ft. high.

John Puccio asked how far back the sign is intended to be placed. Mr. Riedel responded to the shrub area which is about 14 ft. from the curb to the back of the shrubs.

Mr. Riedel testified that he prepared the drawing for the proposed sign which is a one faced sign facing Westwood Avenue with no illumination. A light would be placed on the ground to light up the sign. The sign will have 6 inch lettering and room for 10 total spaces; currently there are 3 vacancies. The same construction will be used as the sign that is currently there which was also constructed by Mr. Riedel’s business.

John Puccio commented that the front parking indicates 8 stalls on the drawing; he counts 7. He indicated a set back concern stating that he would like to see the sign set back more as there is not enough line of sight. Mr. Puccio referred to the drawing and asked how many feet off the sidewalk the

sign is proposed to be located. Mr. Riedel responded 11 ft back from the sidewalk and 20 ft. from where the shrubs are. The sign would be placed in front of the shrub line.

Chairman Fortsch suggested taking out some of the shrubs and placing a perpendicular sign. Mr. Riedel confirmed that could be done, shrubs would have to be removed and a parking stall would be lost with a perpendicular sign.

Thomas Pospisil commented that the proposed sign is not appropriate; the size is way too high. He agreed to place a perpendicular sign and reduce the height. River Vale Plaza 688 takes up space on top of the sign. The sign has a one foot base from the ground.

Craig Plescia commented that the proposed sign is large. Chairman Fortsch agreed. He suggested removing the River Vale Plaza 688 from the top and placing the lettering along the side of the sign.

John Puccio is concerned with safety and line of sight and the width of the sign.

Mr. Riedel commented that for safety, a perpendicular sign will solve everything to include adjusting the landscape. If the sign is placed where the existing sign is there would be more of a grass area.

Charles Tomczyk has an issue with the size.

Brian Giblin, Board Attorney stated that the Board can allow amendment to the application and can approve less of a variance than they are requesting.

Chairman Fortsch allowed time for discussion by the applicant and their attorney. The Board recessed at 8:55 p.m.

The meeting reconvened at 9:05 p.m.

The application was presented as amended. Double faced sign 1 foot off the ground, perpendicular to the street. We will lose one parking stall. In that area a planter will be placed for safety. The hedge along Westwood Avenue will be removed for visibility. The overall sign will be reduced by 1 foot. The "River Vale Plaza 688" wording will be placed on the side of the sign. A ground spot light will be installed.

Brian Giblin Board Attorney reviewed the proposal; the sign will be 10 ft. wide, 6 ft. high and double sided 60 square ft. total. Mr. Giblin stated that a revised site plan is needed due to loss of a parking stall.

Chairman Fortsch opened the meeting to the public.

No public comment

The meeting was closed to the public.

No further discussion.

A motion by Thomas Pospisil, seconded by Craig Plescia to approve the application as amended on roll call vote, Robert Fortsch, Thomas Pospisil, Charles Tomczyk, John Puccio, Craig Plescia and Michael Beukas voted yes; Susan Vaccaro voted no; the motion carried.

John Puccio commented that he appreciates what the applicant and her father are doing in that area for the town.

RESOLUTION

Scott – 702 Westwood Avenue – Block 1801 Lot 25 – six foot fence

A motion by Robert Fortsch, seconded by John Puccio to adopt the resolution; on roll call vote, all in favor, the motion carried. Thomas Pospisil was not eligible to vote.

MINUTES

June 16, 2016

A motion by Charles Tomszyk, seconded by Robert Fortsch to approve the minutes of June 16, 2016; on voice vote all those eligible voted yes; the motion carried.

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned.

Respectfully submitted,

Sylvia Kokowski, Transcription Secretary