

**BERGENFIELD PLANNING BOARD
REORGANIZATION & REGULAR
MEETING MINUTES
January 29, 2024**

Chairman Robert Rivas called the meeting to order at 8:00 P.M.

OPEN PUBLIC MEETING STATEMENT

In compliances with the Open Public Meetings Act, the notice requirements have been satisfied. Meeting dates are confirmed at the Annual Meeting. Notice of this meeting was provided to the Record, Star Ledger, and Cablevision, posted on two municipal public notice bulletin boards and published on the borough website.

Any board member having a conflict of interest involving any matter to come before the board this evening is reminded they must recuse himself/herself from participating in any discussion on this matter.

PLEDGE OF ALLEGIANCE

Led By Joel Nunez.

OATH OF OFFICE TO RE-APPOINTMENT/APPOINTED BOARD MEMBERS

Councilman Thomas Lodato
Robert Rivas
Ernesto Acosta
Joel Nunez
Praveen Joseph

Oath of offices were administered by Board Attorney Gloria Oh.

ROLL CALL

Present: Mayor Amatorio (arrived at 8:07pm), Councilman Lodato, Robert Rivas, Ernesto Acosta, Jason Bergman, Joel Nunez, and Praveen Joseph

Absent: Phil Neville, Romeo Abenoja, and Miquel Vasquez

Also Present: Gloria Oh, Planning Board Attorney, Robert Yuro, Planning Board Engineer and Hilda Tavitian, Planning Board Clerk

Nomination of Chairman:

Robert Rivas

Motion by: Mr. Bergman

Second by: Mr. Acosta

All ayes. None opposed.

Nomination of Vice-Chairman:

Jason Bergman

Motion by: Chairman Rivas

Second by: Mr. Acosta

All ayes. None opposed.

Nomination of Secretary:

Ernesto Acosta

Motion by: Mr. Bergman

Second by: Councilman Lodato

All ayes. None opposed.

Nomination of Board Attorney:

Gloria Oh

Motion by: Mr. Bergman

Second by: Mr. Joseph

All Ayes. None opposed.

Nomination of Board Engineer:

T&M Associates

Motion By: Mr. Bergman

Second By: Mr. Joseph

All ayes. None opposed.

Nomination of Board Planner:

T&M Associates

Motion By: Mr. Bergman

Second By: Mr. Joseph

All ayes. None opposed.

Nomination of Board Clerk:

Hilda Tavitian

Motion by: Mr. Bergman

Second by: Mr. Acosta

All ayes. None opposed.

Accept By-Laws:

Motion By: Mr. Bergman

Second By: Mr. Joseph

All ayes. None opposed.

Accept 2024 Meeting Dates:

Motion By: Mr. Bergman

Second By: Mr. Joseph

All ayes. None opposed.

APPOINTMENTS OF STANDING COMMITTEES

Liaison to Board of Adjustment - Mr. Bergman

Site Plan - Tabled

Master Plan- Tabled

Parking/Legal - Tabled

APPROVE MINUTES OF PREVIOUS MEETING – November 20, 2023

Motion By: Mr. Joseph

Second By: Mr. Acosta

All ayes. None opposed.

CORRESPONDENCE

None.

VERBAL COMMUNICATION

Comments by members of audience on matters not on evening's agenda

No one came forward.

Close Verbal Communication:

Motion By: Mr. Bergman

Second By: Mr. Joseph

All ayes. None opposed.

OLD BUSINESS

None.

NEW BUSINESS

1. Amended Minor Site Plan Application – RGB Realty, LLC
229 S. Washington Avenue
Proposed Second Floor Addition

Matthew Capizzi, Capizzi Law, 205 Fairview Ave, Westwood, NJ, attorney for applicant stated the application is for a two-story mixed-use building on the east side of Washington Avenue. There is an electric installation company on the first floor and there are two two-bedroom apartments on the second floor. The second floor does not run the entire length of the first floor and they are proposing to have the second floor run the entire length of the first floor, with a slight overhang over the first floor. There would be an additional one-bedroom unit on the second floor. There will be 0 additional setback, but need setback for the addition. The parking lot will be repaved and restriped. Mr. Capizzi stated there currently are 11 parking spaces onsite and will be adding 3, with a total of 14 that is required.

Michael Hubschman, Hubschman Engineering, 263 South Washington Avenue, Bergenfield, licensed engineer, stated there is an existing office on the first floor and two two-bedroom apartments on the second floor. There will be some modification to make the center bedroom a one-bedroom apartment and will be adding the second floor addition to make a two-bedroom apartment. There will be two two-bedroom apartments and one one-bedroom apartment on the second floor. Mr. Hubschman explained there will a 10 ft. overhang in the rear. The variance is for the side yard setback. They will just be adding the additional 10 ft. to the second story. The entire site is currently paved but will be repaved and restriped. There is a small dumpster area proposed in the rear. A seepage pit will be added in the rear since the whole lot slopes to the rear. They will provide 14 parking spaces which is what is required. The four spots on the south side will be assigned for the tenants. There will be lighting in the rear and the side of the building, as well as an addition of a pole light. There is no detriment to the neighbors. The overhang will be on columns. It's good planning to continue the line of the building. The non-conforming and the width of the lot is a hardship.

Chairman Rivas stated if this application was not proposed, the runoff would continue to aggravate the neighbors.

Mr. Hubschman stated one of the neighbors had pointed out to him an area of ponding in the back of the property. The roof leaders will drain into the seepage pit.

Mr. Capizzi stated they are not adding any new impervious and will be providing drainage to the site.

Board engineer Yuro stated there are 6 deviations/variances regarding the application that are all existing conditions, including minimum lot area, minimum lot width, minimum front setback, minimum side yard setback, minimum side yard for both side yard setbacks, and maximum improved lot coverage. These are all existing conditions that are going to continue. Mr. Yuro stated it is a narrow lot and if there will be enough room for people to move in and out of the property with 4 vehicles parked on the side of the building. He inquired how loading and deliveries are handled. He inquired if there will be any issues with garbage collection with the dumpster being in the rear corner. There are no issues with the seepage pit calculation. Mr. Yuro requested the permeability conditions of the soil be done and results sent to him. The proposal is not a detriment to the master plan or borough ordinance.

Mr. Hubschman stated there is enough room. The cars will park front out. The business on the first floor is not retail. He stated small equipment is delivered by UPS and Fedex. Mr. Hubschman stated the residential tenants will place their garbage on the curb.

Councilman Lodato inquired if they would consider having the tenant parking in the back and leaving the four parking spaces on the south side of the building open.

Mr. Hubschman stated they can look at that, but it would be up to what the tenants prefer.

Questions from Residents Within 200' and Beyond:

Joel Dapper, owner of 237 South Washington Avenue, stated he has some concerns about parking.

Board member Nunez inquired if there would be enough of a radius for a car parked in spot #14 to make a left turn when there is a car parked in spot #4.

Mr. Hubschman stated the aisle width is 24 ft. standard. There's enough room for a car to make a left turn.

Piero Gabucci, Access Architectural Group, 16 Highwood Avenue, Englewood, NJ, licensed architect, stated the first floor is office space for the owner of the building. The second floor is only partial. There currently is a canopy that covers the rear porch and will be replacing the canopy with building area. Mr. Gabucci explained they will extend the height of the building and sloping the new addition to deter the water better. The addition will be in the back and won't affect the front or side. There currently are two two-bedrooms units. The unit in the back will become a one-bedroom unit and the addition will be a two-bedroom unit. There is no modification to the front of the building. The residents use the front entrance and the stairs. He stated 2/3 of the top rear portion is existing. The extension is about 10 ft. that will be on four columns. There is a vestibule entrance for the tenants on the first floor in the right corner. The siding will be fire rated. The canopy will be removed, but the porch will remain. There is just storage area in the basement.

Questions from Residents Within 200' and Beyond:

No one came forward.

Approve Application

Motion By: Mr. Bergman

Second By: Mr. Acosta

All ayes. None opposed.

MOTION TO ADJOURN MEETING

Motion By: Mr. Bergman

**Second By: Mr. Joseph
All ayes. None opposed.**

Meeting was adjourned at 9:00 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Hilda Tavitian".

Hilda Tavitian, Clerk
Planning Board