

**Township of South Hackensack
PLANNING BOARD
September 20, 2010
MINUTES**

At 7:37 p.m. this meeting was Called to Order. Pursuant to the Open Public Meetings Act, adequate notice of this meeting was provided to The Record and The Herald News and by posting a copy of the meeting notice on the bulletin board in the clerk's office where notices are customarily posted.

The Chairman led the Flag Salute.
The Secretary called the Roll.

Members Present

Pat Spadavecchia
Anthony Vigilanti
Frank Cagas
Vincent Stefano
Ray DeRiso
James Anzevino- Arrived Late
Frank Capolupo – Arrived Late
John Schettino, Esq.

Members Absent

Leo Rossi
Butch Walsh
Boswell Engineering

Minutes

Stefano requested a correction of the Minutes of August 16, 2010 Meeting. He indicated that a statement was not made by him. Minutes will be corrected and placed on the October Agenda.

Correspondence

Heinzelman informed board member that if they have not yet received their certificate that the NJPO and Bergen County Bar Association have a list of classes available for them to obtain their certification.

James Anzevino joined the meeting.

Old Business

SIGN VARIANCE – Memorialize Resolution

PB 2010 - 04

Restaurant Depot, LLC, d/b/a Crazy Roni's Beverage Center
69A Wesley Street
Block: 55 Lot: 2.02

Spadavecchia **motioned**; DeRiso **second** a motion to approve the applicant's request for sign variances. **Yes (5):** Anzevino; Spadavecchia; Stefano; Vigilanti; DeRiso.
No (1): Cagas. **Ineligible:** (1) Capolupo **Absent (2):** Walsh, Rossi.

September 20, 2010

Frank Capolupo joined the meeting.

CONDEMI MOTORS

71 Saddle River Avenue

Block: 102 Lot: 40

Development Impact Analysis Concept Plan, dated August 27, 2010.

Michael Kauker

Kauker and Kauker

Lisc. Architect State of NJ

Kauker presented to the Board a draft copy of the Proposed Zoning Criteria.

Schettino stated that a report and a draft of the proposed zoning ordinance that could be put into place. The report is a final report that included the areas that board requested the planner review at the last meeting as well as taking some of the suggestions from the board in term of the bulk requirements.

Kauker stated that the report was prepared in order to determine the potential impacts associated with the development. The 147 dwelling units are suggested in the concept plan subject to rezoning and subject to new to the new development regulations that are contained in the zoning amendment draft. The 147 dwelling units in addition to the mixed use commercial use component would generate a new population of 311 persons. Total number of school age children is slightly more than 5. The ratios/examples of different school age children are contained in the report all of the projections are extremely conservative on the high side. The cost/net surplus project at the end is a minimum and could be more than that. The net tax surplus would be available after payment of county taxes making the prorated payment for additional school age children is approximately \$12,000 a year. With a result of a net tax return annually of about \$350,000. That amount could go up but more than likely would not go down. The cost was based on a per capita projection methods assume for each tax payer individual added among the 311 persons there would be a corresponding proportional increase in the costs to the Township. That may not occur because you have an infrastructure in place. It assumes the worst case sinario were each individual would pay additional taxes to cover cost on a pro rate basis. If this site were redeveloped, in accordance with a rezoning it would have a positive tax benefit to the Township amount of vehicles coming in/out of the new residence would be a total of 975 a day. Peak hour emanating from the site would be about 80 to 90 vehicles and the rate projected is 6.63 trips total per day from each unit a comparable rate for single family homes is about 12 trips per day.

This was an overview of the report compliment and strengthens the report Michael made at the last meeting with regard to the analysis that was made to the area. That as a package along with the additional report that was dated Sept 20, 2011. If it is positively viewed by the board could be transmitted along with the rezoning recommendations to Township Council. That document after Township Council essentially has it for first reading and reviews it would be sent back to this Board for formal review and recommendation to Township Council. So you have a say in how that ordinance takes

finally shape. And you are recognized by the Municipal Land Use Law the technical body which support and guides township council.

It was discussed that the development would increase the tax ratables and would not increase the amount of personnel for emergency purposes.

The Board recommended that the rezoning be limited to 5% of three bedrooms and the project site be set to 3 acres.

If the Board approves, it will move forward to The Township Council for their consideration.

Cagas **motioned**; Stefano **second** a motion to forward to the Township Council the applicant's request for a zoning Amendment of the Master Plan for the Garfield Park Area. **Yes (3):** Anzevino; Stefano; Capolupo. **No (1):** DeRiso
Abstain (2): Vigilanti; Spadavecchia; **Absent (2):** Walsh, Rossi.

New Business

There was no new business.

Meeting Open to the Public

There were no comments.

Board Discussion

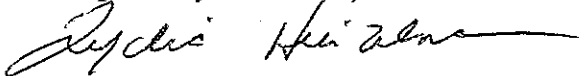
Cages mentioned the Crazy Roni's Beverage Center sign applicant that was approved by the Board and memorialized at this meeting. He asked board secretary to read the plaque hung in I Gemelli Restaurant, Huyler Street, South Hackensack.

Heinzelman read the "Zagat Survey" which stated "somewhat tacky neighborhood" of South Hackensack".

Cagas stated that the sign for Crazy Roni's added to the tackiness of South Hackensack.

At 8:48 p.m. Anzevino **motioned**; Stefano **seconded** to adjourn. **All in favor.**

Respectfully Submitted,



Lydia Heinzelman
Secretary

September 20, 2010



RESOLUTION

PLANNING BOARD OF THE TOWNSHIP OF SOUTH HACKENSACK

DATED: SEPTEMBER 20, 2010

APPLICATION NO.: 2010-04

APPLICANTS: Restaurant Depot LLC d/b/a Crazy Roni's Beverage Center
13311 20th Avenue
College Point, New York 11356

APPLICANT'S ATTORNEY: SCARINCI HOLLENBECK
WILLIAM C. SULLIVAN, JR., ESQ. (APPEARING)

PREMISES: 69A Wesley Street
Block 55, Lot 2.02

OWNER OF PREMISES: MEJOR ANGORA LLC

DATE OF PRESENTATION: August 16, 2010

Application for sign variances.

APPLICATION: For sign variances from the regulations contained in the Sign Ordinance, Chapter 183 of the Ordinances of South Hackensack:

1. Variance from Section 183-16B(3)(a), providing that no wall sign shall exceed 36 square feet, whereas the applicant proposes a wall sign of 72 square feet on the west side of the building.

2. Variance from Section 183-16B(3)(a), providing that no wall sign shall exceed 36 square feet, whereas the applicant proposes a wall sign with an area of 144 square feet on the front of the building.

3. Variance from Section 183-16B(3)(c), which provides that the total square footage of all signs, walls and free standing, may not exceed 50 square feet, whereas the applicant proposes a total area of all signs of 216 square feet.

4. Variance from Section 183-16B(3)(d), which provides that no separate leased area shall be permitted more than one wall sign, whereas the applicant proposes two wall signs.

5. Variance from Section 183-16B(3)(b), which provides that a building located on a corner lot may have a second sign on the wall facing the side street, whereas the applicant proposes two wall signs but the location is not a corner lot.

WHEREAS, the property is owned by Mejor Angora LLC who has provided the applicant with permission to file the within application; and

WHEREAS, the applicant filed an application with variances for signage; and

WHEREAS, the applicant has by affidavit presented proof to the Board that all owners of property situate within and without this municipality and within 200 feet of the premises to be affected have been given notice pursuant to the applicable statute; and

WHEREAS, an affidavit of publication has also been submitted attesting to publication in The Record on July 19, 2010; and

WHEREAS, on August 16, 2010, the Board held public hearings at which time it heard the testimony and considered the argument on behalf of the applicant as well as from all other persons wishing to be heard; and

WHEREAS, after due consideration and deliberation the Board did adopt a voice resolution approving the variances for signs on the building; and

WHEREAS, the following Board members were present and voted to approve the application for variances for signage: Mayor James Anzevino, Vincent Stefano, Chairman, Butch Walsh, Pat Spadavecchia, Anthony Vigilanti, Ray De Riso and Leo Rossi; with Councilman Frank Cagas voting no; and

WHEREAS, pursuant to N.J.S.A. 40:55A-10 (g) said decision must be reduced to writing and shall include findings of fact and conclusions based thereon; and

WHEREAS, the statute further provides that the Board may provide such written decision by adoption of a resolution of memorialization at a subsequent meeting; and

WHEREAS, the applicant has presented the following documents:

1. Sign Variance Application, 69A Wesley Street, Block 55, Lot 2.02.
2. Computer generated photographs of the proposed signs, including "before" and "after" photos and photographic simulations, respectively.

WHEREAS, the Board hereby finds as follows:

1. The subject property is located in the C District Industrial Zone and is a permitted use.
2. The property is fully developed.
3. The applicant is presently utilizing the property for wholesale beverage distribution.
4. Michael Grivalsky, Contractor, Sign a Rama, Ledgewood, New Jersey, testified as follows:
Roni's Beverage Center has been operating at the site for the past year. Signage is necessary to assist patrons, identify the business, improve the business and provide for more visibility and safety with respect to ingress onto the site. Two signs are proposed; one 6' x 24'; the other 6' x 12'. The signs will be constructed of prefinished aluminum. There will be no lighting. The 6' x 24' sign will be located on the west side adjacent to the parking lot and the 6' x 12' sign will be located on the front of the building facing north. There will be no other signs.
5. The following variances are required:

	<u>Required/Permitted</u>	<u>Proposed</u>
Wall Sign (West side)	36'	72'
Wall Sign (Front)	36'	144'
Total Square Footage	50'	216'
Separate Leased Area	1 wall sign	2 wall signs
Corner Lot	Second sign on wall facing Side street	Two wall signs not on a corner lot

WHEREAS, the Board concludes that the proposal of the applicant is in accordance with the zoning and planning scheme of the Township of South Hackensack and upon satisfaction of all the conditions hereinafter imposed will not be detrimental to the general welfare; and

WHEREAS, the Planning Board has considered the application submitted by the applicant with reference to the objectives set forth in the South Hackensack Book entitled the Zoning Ordinance of the Township of South Hackensack; and

WHEREAS, the application as approved by the Board will be compatible with the aforementioned objectives of the zoning ordinance; and

WHEREAS, the Planning Board has the authority pursuant to N.J.S.A. 40:55D-c(1), to grant a variance when (a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property; or (b) by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property; or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structures lawfully existing thereon, the strict application of any regulation or ordinance would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the property owner.

WHEREAS, the variances for the total area of all signs, number of all types of signs and maximum area of wall signs and corner lot signs are warranted pursuant to N.J.S.A. 40:55D-70(c)(1) given the unique physical shape of the property, the size of the building and its location and that said variances will advance the purposes of the municipal Land Use Law and that the benefits of such deviation will substantially outweigh any detriment thereto to the Zone Plan in that the signage will provide identity to the business and provide greater visibility improving ingress onto the site and overall safety; and

WHEREAS, the Planning Board finds that the variances are necessary for the efficient use of the site and to improve access to the building; and

NOW THEREFORE BE IT RESOLVED, by the Planning Board of the Township of South Hackensack that the application for variances for signage be and are hereby approved and granted subject to the following terms and conditions:

1. The applicant shall comply with the requirements of all governmental agencies and Township ordinances and regulations applicable to its project set forth in the Plans.
2. Subject to all applicable ordinances, rules, regulations and law of the Township of South Hackensack, the County of Bergen, State of New Jersey and the U.S. Government.
3. An as-built plan showing the signage as actually installed shall be submitted for review and approval of the Township Engineer.

4. There shall be no lighting installed for the signage.
5. There shall be no other signage other than the two (2) signs subject to this approval.

DATED:


 Vincent Stefano, Chairman

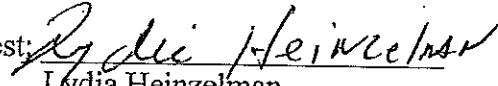
On September 20, 2010 according to the below indicated votes.

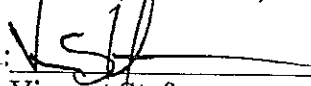
<u>Name</u>	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>No Vote</u>
James Anzevino, Mayor	✓			
P. Spadavecchia	✓			
B. Walsh				
F. Cagas		X		X
A. Vigilanti	✓			
R. DeRiso	✓			
L. Rossi				

ASST
 X (Walsh)
 X (Rossi)

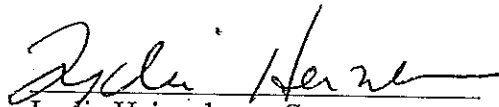
V. STEFANO ✓
 CAPUZZO - Not Eligible

APPROVED () DISAPPROVED ()

Attest: 
 Lydia Heinzelman
 Secretary

Approved: 
 Vincent Stefano
 Chairman

I hereby certify the foregoing to be a true copy of a resolution adopted by the Planning Board at a meeting held on the 20th day of September, 2010.


 Lydia Heinzelman, Secretary

**CERTIFICATION TO THE RESOLUTION
OF THE TOWNSHIP OF SOUTH HACKENSACK**

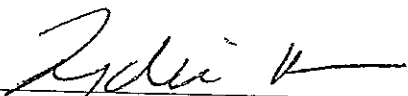
DATED: SEPTEMBER 20, 2010

REGARDING THE APPLICATION OF:

CRAZY RONI'S BEVERAGE CENTER

APPLICATION NO. 2010-04

I hereby certify that the foregoing resolution truly represents the resolution passed by the Planning Board of the Township of South Hackensack on September 20, 2010, 5 members present voting affirmatively, 1 members voting in the negative, and 0 members abstaining, 2 Absent


Lydia Heinzelman, Secretary

The newspapers of **New Jersey** make public notices from their printed pages available electronically in a single database for the benefit of the public. This enhances the legislative intent of public notice - keeping a free and independent public informed about activities of their government and business activities that may affect them. Importantly, Public Notices now are in one place on the web (www.PublicNoticeAds.com), not scattered among thousands of government web pages.

County: Bergen

Printed In: The Record, Hackensack

Printed On: 2010/09/23

**SOUTH HACKENSACK PLANNING BOARD
PUBLIC NOTICE**

NOTICE is hereby given that the Planning Board of the Township of South Hackensack, by resolution duly adopted on September 20, 2010 for variances; Applicant PB 2010-04, Restaurant Depot, d/b/a Crazy Roni's Beverage Center designated as Block 55 Lot 2.2 and more commonly known as 69A Wesley Street, South Hackensack, New Jersey, for a variance pursuant to N.J.S.A. 40:55D-70 (c) (1) and N.J.S.A. 40:55D-c(1) for sign variances. A copy of that resolution is on file in the office of the Township Clerk, 227 Phillips Avenue, South Hackensack, New Jersey, and is available for inspection by member of the public during the regular business hours of that office.

Lydia Heinzelman

Board of Adjustment Secretary

Sept. 23, 2010-Fee:\$22.68(24) 2937592

Public Notice ID: 14456010