

**Township of South Hackensack
BOARD OF ADJUSTMENT
November 29, 2010
MINUTES**

At 7:34 p.m. the meeting was Called to Order. Pursuant to the Open Public Meetings Act, adequate notice of this meeting was advertised in 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.

Member Present

| | |
|-------------------------------------|-------------|
| Lou LoPiccolo | Bill Regan |
| Angelo Marrella | John Falato |
| Greg Padovano, Esq. | Brian Vepek |
| Kevin Tichacek, Boswell Engineering | |

Members Absent

| | |
|------------------|----------------|
| James Diraimondo | Luis Perdomo |
| Victor Santos | Jamie DiPiazza |

MINUTES:

Regan **motioned**; LoPiccolo **seconded** to approve the Minutes of the September 27, 2010 meetings. **All in favor.**

CORRESPONDENCE:

Vepek **motioned**; Falato **seconded** to accept the Correspondence listed and place them in the appropriate files. **All in favor.**

OLD BUSINESS

BOA 2010-07 - Memorialize Resolution

Ted Weiland, Jr. Asphalt & Concrete Construction, LLC
25 Grove Street
Block: 2.01 Lot: 12.02
"C" Variance and "D" Use Variance

Vepek **Motioned**; Regan **seconded** to accept the Resolution for Weiland, 25 Grove St.
Vote: 4 Yes Votes: Vepek; Regan; LoPiccolo; Marrella.

Abstain: Falato

Absent: Diraimondo, Santos; DiPiazza, Perdomo

BOA 2010-06 - "D" Use Variance – Live DJ

Dio Mas LLP

d/b/a Diosa Super Club

378 Route 46 West

Block: 1.02 Lot: 1.02

Applicant applied for a use variance to permit use of the subject property for disc jockey entertainment and patron dancing.

Applicant is Angelo Karlos, Manager of property, testified during the hearing.

Applicant was represented by Thomas J. Quirico, Esq., 74 Central Avenue, Hackensack, NJ.

Kenneth Nelson, testified as a licensed Planner.

Ray DeRiso, South Hackensack Zoning Officer, testified during the hearing.

There was discussion as to whether the property will be used as a "club". The primary use permitted for the property is a restaurant with ancillary live music.

DeRiso submitted to the Board:

A-1 – Photograph of dance floor.

A-2 – Photograph of seating area.

B-1 – Postcard advertising for November 17, 2010, "A Night of Comedy" with "DJ P-DUB" at the Diosa Super Club, 370 Route 46 West, South Hackensack, NJ.

B-2 – Postcard "DJ N.E.B" for November 26, 2010 Performances at Diosa Super Club, 370 Route 46 West, South Hackensack, NJ.

There was discussion that the Board Members should do a site visit Diosa on the weekends between 11:30PM and 12AM.

Applicant's attorney requested an adjournment to next meeting of December 27, 2010.

Regan **Motioned**; LoPiccolo **seconded** to dismiss the hearing to the December 27, 2010 meeting.

Vote: 5 Yes Votes: Veprek; Regan; LoPiccolo; Falato; Marrella.

Absent: Diraimondo, Santos; DiPiazza, Perdomo

NEW BUSINESS

BOA 2010-8 – "C" Variance

Marianinfa Zito

77 Calicooneck Road

Block: 7.05 Lot: 29

Application for variances in connection with the proposed construction of a two family dwelling with a detached garage.

November 29, 2010

Applicant was represented by Matthew DeMaria, Esq. 550 Boulevard, Elmwood Park, NJ.

Vassilio Cocoros, AIA, 467 Sylvan Avenue, Englewood Cliffs, NJ, testified as an expert in the field of architecture for the applicant.

Ray DeRiso, South Hackensack Zoning Officer, testified during the hearing.

Kevin Tichacek, Boswell Engineering, Board's Engineer testified during the hearing.

This matter represents a third application by the same applicant concerning the same property. It was necessary for the Board to determine to consider the current application and determine whether the application, on the merits, precluded by the application of the doctrine of res judicata.

The Board found the applicant was seeking substantially less variance and therefore has presented an application which is different from the First Application, as filed, and is not barred by the principle of res judicata.

Veprek **Motioned**; LoPiccolo **seconded** to hear the application, Zito, 77 Calicooneck Road.

Vote: 5 Yes Votes: Veprek; Regan; LoPiccolo; Falato; Marrella.

Absent: Diraimondo, Santos; DiPiazza, Perdomo.

The applicant proposes to construct a two family dwelling on the property with detached garage located in the rear portion of the property. The applicant will occupy the primary dwelling unit on the property and rent the second unit to a tenant.

The applicant stipulated during the hearing that she would execute a deed restriction limiting the use of the property to no more than two residential dwelling units as permitted in the A Zone.

The applicant requested for variance to permit construct of a two-family dwelling unit comprised of a gross area of 4,298 sq. ft. where a maximum of 3,750 sq. ft is permitted and maximum driveway width of 31 feet where a maximum of 24.8 feet is permitted under the Zoning Ordinance.

Open To The Public

Lorraine Ferraro
23 John Street
South Hackensack, NJ

Ferraro expressed concern about potential water drainage and runoff which could result from construction.

Closed To The Public

LoPiccolo **Motioned**; Veprek **seconded** to accept application for Zito,
77 Calicooneck Road.

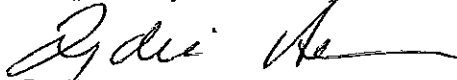
Vote: 3 Yes Votes: Veprek; Regan; Falato; **2 No Votes:** LoPiccolo, Marrella.
Absent: Diraimondo, Santos; DiPiazza, Perdomo

Meeting Open to the Public

There were no public comments at this time.

At 8:50 p.m. the meeting was **adjourned**. Veprek **motioned** to adjourn the meeting;
second by Falato. **All in favor.**

Respectfully Submitted,



Lydia Heinzelman
Planning/Zoning Board Secretary

November 29, 2010

Interpretation of Township
Zoning Ordinance and Appeal
of Decision of Township
Zoning Officer

RESOLUTION

**TOWNSHIP OF SOUTH HACKENSACK
ZONING BOARD OF ADJUSTMENT**

**APPLICATION OF TED WEILAND, JR. AND MAUREEN WEILAND
(d/b/a Ted Weiland, Jr. Asphalt & Concrete Construction, LLC)**

APPLICATION NO. 2010-07

WHEREAS, Ted Weiland, Jr. and Maureen Weiland (d/b/a Ted Weiland, Jr. Asphalt & Concrete Construction, LLC) 24 Greenwich Avenue, Central Valley, New York (hereinafter the "Applicant"), appealed a decision of the South Hackensack Zoning Officer to the Zoning Board of Adjustment of the Township of South Hackensack (the "Board") pursuant to N.J.S.A. 40:55D-70(a) and simultaneously applied for an interpretation of the South Hackensack Zoning Ordinance pursuant to N.J.S.A. 40:55D-70(b) and a use variance pursuant to N.J.S.A. 40:55D-70(d) to permit use of the subject property for indoor warehousing/storage of material, products and equipment associated with the Applicant's asphalt and concrete construction company, as further described herein; and

WHEREAS, the property subject of the application is designated on the Tax Map of the Township of South Hackensack as Block 2.01, Lot 12.02 and is more commonly known as 25 Grove Street, South Hackensack, New Jersey (the "Property"); and

WHEREAS, the Property is owned by Mr. Michael Sylvestri, 24 Grove Street, South Hackensack, New Jersey, who has consented to the application; and

WHEREAS, the Property is comprised of approximately 17,424 s.f. (0.4 acres) and is 99 feet wide and 170 feet deep and is located within the C-Industrial Zone; and

WHEREAS, the Property is currently improved with a single story detached building, which is 80 feet wide and 100 feet deep fronting along Grove Street. There is a driveway along the easterly side of the existing building which provides vehicular access to the rear of the Property which is improved by a paved area, as shown on site survey prepared by P & M Surveying, Inc., 149 Westervelt Place, Lodi, New Jersey dated November 17, 2006 submitted as part of the application; and

WHEREAS, after due notice and publication, the matter was called for a public hearing on October 25, 2010 at which time the Applicant was represented by John M. Carbone, Esq., 401 Goffle Road, Ridgewood, New Jersey; and

WHEREAS, Mr. Michael Sylvestri, 24 Grove Street, South Hackensack, New Jersey, testified as a fact-witness during the public hearing; and

WHEREAS, Ms. Maureen Weiland, 24 Greenwich Avenue, Central Valley, New York, testified as a fact-witness during the public hearing; and

WHEREAS, Mr. Ray DeRiso, Zoning Officer for the Township of South Hackensack, testified regarding the matter during the public hearing; and

WHEREAS, the Applicant's appeal in accordance with N.J.S.A. 40:55D-70(a) challenged the Administrative Officer/Zoning Officer of the Township of South Hackensack issuance of a Denial of Zoning Certificate of Compliance under application number Z10-095 on September 29, 2010 (the "Zoning Certificate Denial"); and

WHEREAS, the Zoning Certificate Denial issued states that "offices and the parking of tools, equipment and materials used in a driveway construction business" is "not a permitted use" pursuant to Section 208-7A of the South Hackensack Zoning Ordinance; and

WHEREAS, the Board made a physical inspection of the Property at such times as the Board members have indicated; and

WHEREAS, the Board has carefully considered the exhibits introduced into evidence, the testimony of the witnesses, the application filed and the testimony of the South Hackensack Building/Zoning Code Enforcement Officer; and

WHEREAS, the South Hackensack Zoning Board of Adjustment hereby makes the following findings of fact with regard to the application.

A. Ted Weiland, Jr. and Maureen Weiland, d/b/a Ted Weiland, Jr. Asphalt & Concrete Construction, LLC, is a tenant of Property commonly known as 25 Grove Street, South Hackensack, New Jersey, which Property is also identified as Block 2.01, Lot 12.02 on the Tax Map of the Township of South Hackensack. The Property is located entirely within the C-Industrial Zone.

B. The Property is owned by Mr. Michael Sylvestri, 24 Grove Street, South Hackensack, New Jersey, who has consented to the application.

C. The Property is comprised of approximately 17,424 square feet (0.4 acres) and is currently improved with single story freestanding building which is approximately 80 feet wide and 100 feet deep and which has been previously utilized in accordance with the permitted uses of the C-Industrial Zone. The Property maintains a driveway along the easterly side of the existing building which provides vehicular access to the rear portion of the Property which is paved.

D. The witnesses testified that the Applicant is proposing to utilize the Property in connection with an asphalt and concrete construction company. The witnesses testified that the Applicant is proposing to install two overhead garage doors in the rear or southerly portion of the existing building so that vehicles can access the existing building from the rear. The witnesses testified that, with the exception of two overhead doors, no exterior alterations to the existing building or paved areas is proposed under this application.

The witnesses further testified that the Applicant is proposing to utilize an existing office area within the building in connection with its asphalt and concrete construction company use of the Property.

E. The witnesses testified that the Applicant is proposing to store/warehouse construction material and building material inside the existing building. The witnesses further testified that all vehicles and construction equipment associated with the Applicant's use of the Property would be stored inside the building and that there would be no storage of any kind (i.e. building material, vehicles, construction equipment, etc.) outside of the building on the Property in connection with the Applicant's use of the Property.

F. The witnesses testified that the Applicant's proposed hours of operation are approximately 7:00 a.m. to 6:30 p.m. The witnesses further testified that the asphalt business typically shuts down and typically does not operate (with the exception of its accessory office use) between December and March/April of each year due to the shutdown and manufacturing of asphalt during the colder or winter months of the year.

G. Section 208-7 of the South Hackensack Zoning Ordinance provides, in pertinent part, for the permitted, conditionally permitted and prohibited uses in the C-Industrial Zone as follows:

§ 208-7. C District - Industrial Zone.

A. Permitted uses. No building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than the following uses:

- (1) Manufacturing by the assembly of component parts only.
- (2) (Reserved)
- (3) Machine shops.
- (4) Warehouses and miniwarehouses.
- (5) Private security vaults.
- (6) Wholesale or retail sales.
 - (a) Wholesale or retail sale of the following:
 - [1] Automotive tires, batteries, mufflers, upholstery, radiators and other accessories.
 - [2] Household furniture, furnishings, rugs and carpeting, fixtures and appliances.
 - [3] Computers and communication equipment and parts therefore.
 - [4] Tools and machinery.
 - [5] Art and art frames.
 - [6] Restaurant supplies and equipment.
 - [7] Parts for any of the foregoing.
 - (b) Shops for the repair of items the sale of which is permitted under Subsection A(6) hereof.
- (7) Car wash establishments.
- (8) Open storage of goods and materials normally used in connection with one of the aforesated permitted uses as an accessory thereto but nevertheless to a height not to exceed eight feet and effectively screened from view of streets and abutting properties by a fence, wall or hedge at least eight feet in height.
- (9) Motor vehicle body repair and paint shops in full compliance with all state and municipal regulations otherwise governing the operation of the same so long as all of the work upon the vehicles being repaired and/or painted is undertaken within otherwise permitted permanent enclosed structures and, further, so long as any point of the

perimeter of the subject premises is no less than 500 feet from any point in the perimeter of any premises lawfully used or zoned for residential purposes.

(10) Public utilities within public rights-of-way or within other easements granted therefore together with the necessary connections thereto, pursuant to and to the extent permitted by grants or franchises of the Township.

(11) Digital data communication radio units no larger than two cubic feet in size excluding the electric line and any attached antenna, each of which having an antenna no longer than three feet, installed upon any existing utility pole at a point thereon no closer than 20 feet to the ground and which such radio unit shall be no closer to any other radio unit in this zoning district than 1,000 feet to any other such radio unit.

(12) Life sciences industry as more particularly described and defined in this chapter, with the exception that any medical and biological research involving live viruses and animals is expressly prohibited.

(13) Professional, business and governmental offices.

(14) Banks, savings and loans, mortgage offices, brokerage house or other investment-related offices.

(15) Retail sales of goods and services, except as prohibited herein.

(16) Offices for commercial, financial or executive purposes.

(17) Baking and preparation of food not to be consumed on premises.

(18) Laboratories and related offices engaged in research or product testing.

(19) Printing and publishing.

* * *

C. Conditional uses Conditionally permitted uses shall be as follows:

(1) Office buildings, subject to the area and bulk requirements of the B District.

(2) Supermarkets, subject to the following requirements:

* * *

(3) Sexually oriented adult entertainment as the same is defined in § 208-1 of this chapter conducted as either a principal use or as an accessory to any go-go lounge, cabaret or nightclub, notwithstanding the prohibitions contained in § 208-7D(12), (13) and (14); such uses shall be conditioned upon the approval of the Planning Board after a determination that such uses comply with all the applicable less restrictive requirements of this chapter otherwise applicable to the premises and shall further comply with the following conditions:

* * *

(4) Package handling and distribution facilities, subject to the following requirements:

* * *

D. Prohibited uses. Any uses other than those uses permitted by Subsections A through C of this section shall be prohibited without in any way limiting the generality and prohibition of this section. Nothing contained in this article shall be construed to permit any of the following uses in a C District:

(1) Multifamily.

(2) The manufacture of or the manufacture of articles from plastics having a flammable or toxic base or the manufacture, processing, handling, use or storage of hazardous substances.

* * *

(3) Junkyards, automobile graveyards or dismantling plants or the storage of secondhand materials derived therefrom.

(4) The boiling or treatment of junk, iron, rags, bottles or scrap paper, or storage in connection therewith, stamping machinery, rendering and tanning.

(5) Entertainment or amusement establishments.

(6) Building material storage yard, including materials such as sand, plaster, brick, cement, lumber, roofing materials, boilers, tanks, radiators, pipes and fittings.

- (7) Dog pounds or kennels.
- (8) Outdoor theaters.
- (9) Open storage of materials
- (10) Manufacture of soaps and processing or roasting of coffee.
- (11) Automotive uses, including new and used car or truck sales and driving schools.
- (12) Go-go lounge which is an establishment or premises wherein a scantily-clad person or persons are permitted to dance or otherwise move and perform in a suggestive manner.
- (13) Any "cabaret" or "nightclub" which, for the purposes hereof, is defined as a commercial establishment open to the public providing food and/or drink which also provides entertainment in the form of dancing by live performers other than the patrons thereof.
- (14) Any sexually oriented adult entertainment as the same is defined in § 208-1 of this chapter as a principal use or as an accessory to any permitted use that is open to the public.
- (15) Massage parlors.
- (16) Used or new car dealerships.
- (17) Gasoline service stations.
- (18) Poolrooms, billiard rooms or parlors.

B. Permitted accessory uses shall be as follows:

- (1) Offices as an accessory use, occupying not more than 20% of the total gross floor area of a permitted use.
- (2) Cafeteria as an accessory use to a permitted use in the Industrial District, located on the same lot as the principal use, provided that its purpose is to serve food and drink to the employees of the principal use to which it is accessory.
- (3) Garages to house delivery trucks or other commercial

vehicles only when accessory to a permitted industrial use, warehousing, wholesaling or laboratory use.

* * *

H. The witnesses specifically testified, and counsel for the Applicant argued, that the proposed use of the Property is consistent with the uses expressly permitted within the C-Industrial Zone pursuant to Section 208-7 of the Township Zoning Ordinance. Specifically, the proposed interior storage of materials was argued to be consistent with the permitted warehouse/mini-warehouse use and that the accessory office use associated with the asphalt and concrete construction company was also specifically permitted pursuant to Section 208-7A(6) and (13) of the Township Zoning Ordinance.

I. Mr. DeRiso provided testimony, and the Applicant conceded, that the initial request for Zoning Certificate of Compliance did not indicate that all material would be warehoused or stored inside of the building and the Zoning Certificate Denial was based upon information that there would be outdoor storage of tools, equipment, construction vehicles and materials. However, the Applicant stipulated during the public hearing that all storage of vehicles, equipment and materials would be inside of the existing building on the site and that nothing would be stored outdoors in connection with the Applicant's use of the Property.

The witnesses also testified that the only office use would be accessory office use of the Applicant. The witnesses further testified that there would be no other tenants occupying or utilizing the subject building or Property under this application.

J. Mr. John Falato, owner of adjacent property at 29 Grove Street, South Hackensack, New Jersey, appeared and commented regarding the outdoor storage of material and vehicles and parking of vehicles along the driveway access along the easterly side of the existing building. The witnesses provided responsive testimony indicating that no vehicles or

material will be parked or stored outdoors on the Property in connection with the proposed use of the Property.

K. Pursuant to N.J.S.A. 40:55D-70(a) the Board has the power under the Municipal Land Use Law to "hear and decide appeals where it is alleged by the appellant that there is an error in any order, requirement, decision or refusal made by an administrative officer based on or made in the enforcement of the zoning ordinance." N.J.S.A. 40:55D-70(b) of the Municipal Land Use Law also permits the Board to "hear and decide requests for an interpretation of the zoning map or ordinance for decisions upon other special questions which such board is authorized to pass by any zoning or official map ordinance, in accordance with this act."

L. Based upon the application, exhibits submitted, the testimony of the witnesses and argument of counsel for the Applicant, the Board has determined that the proposed use of the Property complies with the permitted uses of the C-Industrial Zone under Section 208-7A of the Township of South Hackensack Ordinance pursuant to N.J.S.A. 40:55D-70(b) and that the denial of the Zoning Certificate of Compliance under Application Z10-095 issued by the Township of South Hackensack on September 29, 2010 should be reversed based upon new information not previously available to the Zoning Officer at the time of the denial was issued.

The proposed use, as testified by the witnesses and as submitted under the application, is for indoor warehousing of equipment, vehicles and materials with accessory office use. This use as specifically proposed by the Applicant in this matter, is hereby determined by the Board to be permitted in the C-Industrial Zone. This determination is specifically made upon the witnesses' testimony that there will be no outdoor storage of equipment, vehicles or materials in connection with the Property as proposed.

M. Based upon the Board's determination that the proposed use is permitted, the Applicant has withdrawn its request for use variance pursuant to N.J.S.A. 40:55D-70(d). The Board has determined that the proposed use is permitted under the Township Ordinance. Accordingly, there is no basis to proceed under a use variance portion of the application and that portion of the application is hereby dismissed, without prejudice.

NOW THEREFORE, BE IT RESOLVED that the use proposed under the application of Ted Weiland, Jr. and Maureen Weiland, d/b/a Ted Weiland, Jr. Asphalt & Concrete Construction, LLC to permit use of the subject property for indoor warehousing/storage of material, products and equipment associated with the Applicant's asphalt and concrete construction company, as further described herein, said use, as specifically proposed by the Applicant, is hereby deemed to be permitted under the current Zoning Ordinance of the Township of South Hackensack in accordance with N.J.S.A. 40:55D-70(b) and that the Applicant's appeal the Denial of Zoning Certificate of Compliance under application number Z10-095 issued on September 29, 2010 by the South Hackensack Zoning Officer is hereby reversed based upon the Board's interpretation of the current Zoning Ordinance pursuant to N.J.S.A. 40:55D-70(a); and

BE IT FURTHER RESOLVED that the Applicant's request for use variance approval pursuant to N.J.S.A. 40:55D-70(d) is deemed to be moot based upon the Board's interpretation and reversal of the Denial of Zoning Certificate herein and is therefore dismissed, without prejudice, subject to the following conditions:

1. **Legal and Engineering Fees:** The Applicant shall be responsible for all legal and engineering fees of the Zoning Board of Adjustment associated with this application.
2. **Other Fees:** All additional fees, if any, required by the Township Ordinances shall be paid.

3. **Reliance by Board on Testimony and Application:** The action taken herein is specifically based upon the testimony of the witnesses, the exhibits, the argument of counsel, the application, and any amendments to same, and as submitted to the Zoning Board of Adjustment, all of which have been relied upon by the Board herein.

4. **Compliance with Laws:** The Applicant shall comply with all Township Ordinances, and any and all State and Federal laws and applicable regulations, to the extent not addressed herein, including but not limited to, the requirement that the Applicant obtain all required permits in connection with its occupancy and renovation of the Property.

5. **County of Bergen / New Jersey Department of Transportation:** The approval approved herein are subject to the approval of the County of Bergen Planning Board and the New Jersey Department of Transportation, to the extent applicable.

6. **Non-Severability of Conditions:** The relief granted to the Applicant is specifically made subject to the conditions referred to herein. In the event any condition is held to be invalid, unenforceable, or unlawful, the variance approval granted herein shall be unenforceable. It is the intent of the Board that the variance approval not be approved if any condition is invalid, and that the conditions are not severable from any variances or relief granted herein.

7. **Appeal Period:** The Applicant has been advised that there is an appeal period for the relief granted herein for a period of forty-five (45) days from the date of publication of notice of the relief granted pursuant to this Resolution in a newspaper of general circulation approved by the Zoning Board of Adjustment. Accordingly, any work or construction done prior to the expiration of the appeal period is accomplished at the sole risk of the Applicant.

A motion was made by the following vote that the proposed use of the Property, in accordance with the testimony of the witnesses, argument of counsel, and exhibits and application submitted to the Board, is permitted within the C-Industrial Zone and that the denial of the Zoning Certificate of Compliance under Application No. Z10-095 issued on September 29, 2010 is hereby reversed based upon the information provided to the Zoning Officer and the Board during the public hearing and said motion also noting that the Applicant's request for use variance approval pursuant to N.J.S.A. 40:55D-70(d) is deemed moot and is dismissed, without prejudice.

Moved by: Brian Veprek
 Seconded by: Lou LoPiccolo

| | <u>For</u> | <u>Against</u> | <u>Abstain</u> | <u>Absent</u> | <u>Not Qualified To Vote</u> |
|------------------------------|------------|----------------|----------------|---------------|------------------------------|
| Brian Veprek, Chairperson | X | | | | |
| Bill Regan, Vice Chairperson | X | | | | |
| James Diramondo | | | | X | |
| John Falato | | | | | X |
| Jamie DiPiazza | | | | X | |
| Lou LoPiccolo | X | | | | |
| Luis Perdomo | | | | X | |
| Victor Santos, Alt. #1 | | | | X | |
| Michangelo Marrella, Alt. #2 | X | | | | |

Dated: October 25, 2010

Said Resolution was memorialized at the meeting after the Resolution was adopted (as set forth above), by the following vote:

Moved by: *VEPREK*
 Seconded by: *REGAN*

For Against Abstain Absent Not Qualified To Vote

| | | | | | |
|------------------------------|---|--|--|--|---|
| Brian Veprek, Chairperson | X | | | | |
| Bill Regan, Vice Chairperson | X | | | | |
| James Diramondo X | | | | | X |
| John Falato X | | | | | X |
| Jamie DiPiazza X | | | | | X |
| Lou LoPiccolo | X | | | | |
| Luis Perdomo X | | | | | X |
| Victor Santos, Alt. #1 X | | | | | X |
| Michangelo Marrella, Alt. #2 | X | | | | |

Dated: November 22, 2010

SOUTH HACKENSACK ZONING BOARD

By: *Brian A. Veprek*
 Brian Veprek, Chairperson

CERTIFIED TO BE A TRUE COPY

By: *Lydia Heinzelman*
 Lydia Heinzelman
 Secretary to the Zoning Board of Adjustment

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: 2010/12/01

**SOUTH HACKENSACK BOARD OF ADJUSTMENT
PUBLIC NOTICE**

NOTICE is hereby given that the Board of Adjustment of the Township of South Hackensack, by resolution duly adopted on November 22, 2010, for Ted Weiland and Maureen Weiland, appeal of a decision of the South Hackensack Zoning Officer to the Zoning Board of Adjustment of the Township of South Hackensack pursuant to NJSA 40:55D-70(A), interpretation of the South Hackensack Zoning Ordinance pursuant to NJSA 40:55D-70(b) and a use variance pursuant to NJSA 40:55D-70(d) to permit use of the subject property for indoor warehousing/storage of material, products and equipment associated with the Applicant's asphalt and concrete construction company; premises owned by Michael Sylvestri and designated as Block 2.01 Lot 12.02 and more commonly known as 25 Grove Street, South Hackensack, New Jersey. 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

Dec 1, 2010-fee:\$32.13 (34) 2982369

Public Notice ID: