

**TOWNSHIP OF WASHINGTON
BERGEN COUNTY, NEW JERSEY
ZONING BOARD OF ADJUSTMENT**

October 26, 2017

MINUTES

THIS MEETING WAS CALLED TO ORDER AT 8:00 PM

THE FOLLOWING NOTICE WAS READ:

The regular meeting of the Zoning Board of Adjustment of the Township of Washington is now in session. In accordance with the provisions of Section 5 of the "Open Public Meetings Act" I wish to advise that notice of this meeting has been posted on the Township bulletin board and that a copy of the schedule of this meeting has also been filed with the Township Clerk, and that copies of the annual notice of meetings, of which this is a part, have been heretofore sent to the Record and the Ridgewood News-newspapers with general circulation throughout the Township of Washington.

ROLL CALL: Mrs. Burke, Mr. Cumming, Mr. DeSena, Mrs. Grimaldi, Mr. LaGratta, Mr. Mouravieff, Mrs. Ozment, Mr Toro and Chairman Goetz were present.

The oath of office was administered to Mrs. Burke, Mr. Mouravieff and Mr. LaGratta by Donna Baboulis, Esq.

PUBLIC PORTION

MOTION TO OPEN THE PUBLIC PORTION:

Mr. DeSena moved; Mrs. Ozment seconded. All in favor. Motion carried.

MOTION TO CLOSE THE PUBLIC PORTION:

Mr. Cumming moved; Mrs. Ozment seconded. All in favor. Motion carried.

OLD BUSINESS

MOTION TO APPROVE THE JUNE 20, 2017 MINUTES

Mr. DeSena moved; Mr. Cumming seconded. Motion carried.

Ayes: Mr. Cumming, Mr. DeSena, Mrs. Grimaldi, Mr. Toro, Chairman Goetz

Nays: None

Abstain: Mrs. Ozment

NEW BUSINESS -APPLICATION-CERTIFICATION

S.Z. Realty Investments, Inc. located at 689 Pascack Road (Block 3103, Lot 7) is seeking a certificate to continue a pre-existing non-conforming use of the property.

Matthew Rogers, Esq., the applicant's attorney stated that Lot 7 has been used as a used car sales, and storage business since 1920's. There has been no intent to abandon the property. Kim Covello, the wife of the former owner, Peter Covello confirmed the continuous use as a used car dealership since her husband bought the property in 1963. Mr. Rogers read an Opinion from Honorable Bernard Dorfman which states that the premises know as lots 7 and 8 in Block 3103 were used for commercial purposes from the time they were acquired in 1926, and that the use was in connection with the business of automobile repair, service station and used car sales. Sami Jwafar the principal for SZ Realty, Inc. stated he bought the property in December of 2016. He has no plans to expand the buildings or sign. He plans on putting on a new roof and painting the buildings. He will use the area between the 2 building to store the used cars. He will not park any cars on lot 1 and he will put up a fence between lot 7 and lot 1. Mr. Jwafar said he will only service and detail the cars he plans to sell, it will not be open to the general public. The lift on the side of the building will be removed. He will provide customer parking in the front of the sales office. He must get a new survey. Kim Covello said when she bought the property, she had the land tested and there were no underground storage tanks on the property. Mr. Jwafar said no motorcycles will be sold on the property and the box truck will be removed. The business will be open Monday to Saturday from 11:00am to 6:00pm.

MOTION TO APPROVE THR CERTIFICATION

Mr. DeSena moved; Chairman Goetz seconded. Motion carried.

Ayes: Mrs. Burke, Mr. DeSena, Mrs. Grimaldi, Mr. Mouravieff, Chairman Goetz

Nays: Mrs. Ozment

Recuse: Mr. Cumming

Subject to the conditions of the resolution

Derek and Rachel Johnson of 705 Clinton Ave. (Block 3106.01 Lot 1) are seeking a variance to construct an addition over the existing garage on the Northerly side of the existing home because it encroaches into the required 50 feet front yard setback. Also an existing shed on the south side of the property encroaches into the required 15 feet side yard requirements.

Derek Johnson stated that he wants to amend his application to seeking a C 1 Variance for hardship. He will not be increasing the footprint of the existing home. The home is on a corner lot, so it has two front yards. Mr. DeSena asked if proper notice was given, since the notice sited a variance relief and not the amended C1 variance for Hardship. Donna Baboulis stated that proper notice was given by the applicant. Mrs. Burke said she found it strange that no one from the public were present. Mr. Johnson said he has spoken to his neighbors and explained what he plans on doing.

MOTION TO APPROVE THE APPLICATION AS AMENDED

Mrs. Ozment moved; Mr. Cumming seconded. Motion carried.

Ayes: Mrs. Burke, Mr. Cumming, Mr. DeSena, Mrs. Grimaldi, Mr. Mouravieff, Mrs. Ozment, Chairman Goetz

Nays: None

MOTION TO CLOSE THE MEETING

Mr. Cumming moved; Mrs. Ozment seconded, All in favor. Motion carried

The meeting was adjourned at 10:00