

PLANNING BOARD MINUTES  
MARCH 8, 2011

PRESENT: Councilman Jimenez  
Mr. Pfaff  
Mr. Ganci  
Mr. Caminiti  
Mr. Quaregna  
Mr. Nebbia  
Mr. Riede  
Ms. Plasencia

Isabelle Plasencia was sworn in as a new planning board member.

LUPPINO HOMES  
555 EDGEWATER AVENUE/504 STUDIO ROAD  
BLOCK 2504, LOTS 17.01, 17.02 & 18

Mr. Schettino announced that the board needs to approve an adjournment to the next meeting for this application with renotification being necessary.

A motion was made by Mr. Riede and seconded by Mr. Jimenez to approve the adjournment. The roll was called and the motion carried with Ms. Plasencia abstaining.

GIRO  
767 CLARK AVENUE  
BLOCK 2706, LOT 25

The attorney for the applicant stated that this property is a legal two family and that the applicant is seeking a variance for lot coverage to add an additional bedroom onto the home for their children.

Lakisha Zanot-Giro was sworn as the owner of the premises. She stated that they have two children, a boy and a girl, ages 8 and 4. She stated that her in-laws reside in the first floor and they reside in the upper floor. She stated that currently the first and second floor have the same set up which encompasses two bedrooms, a den, a bathroom, a kitchen and a living room. Mrs. Giro stated that her kids are currently enrolled in the school

system and she likes Ridgefield but her children are getting older and cannot share a bedroom forever.

Frank Cunha, architect, was sworn. Mr. Cunha stated that the applicant is proposing to demolish a shed located in the rear yard and add an additional bedroom to the second floor to be held up by columns. He stated that the size of the bedroom will be approximately 360 square feet. Mr. Cunha stated that the master closet in the existing bedroom will be made into a hallway which will connect to the proposed bedroom. He stated that there is an existing nonconformity of 12.49 for the side yards. Mr. Caminiti suggested that they keep the addition in line with the preexisting nonconformity of the side yard. Mr. Cunha stated that the addition will be consistent with the rest of the house comprised of white siding and will be aesthetically pleasing.

George Gloede, planner, was sworn. He stated that the applicant is seeking a C bulk variance for coverage. Mr. Gloede stated that they are relying on the C-1 hardship criteria or the C-2 criteria for the variance.

The meeting was opened to the public. There were no public speakers present.

A motion was made by Mr. Caminiti and seconded by Councilman Jimenez to approve the application with the preexisting side yard nonconformity being maintained down the side of the house. The roll was called and the motion carried.

**BRODERICK FAMILY TRUST**  
1079 LINDEN AVENUE  
BLOCK 504, LOTS 4, 12, 13 & 14

Diane DeCarlo, attorney for the applicant, stated that the applicant is proposing to construct an office and warehouse structure on the property that is currently vacant land.

Mark Martins, engineer, was sworn. He stated that the land currently has a steeply sloped area in the rear. He stated that they are proposing to construct a two story warehouse on the site with a parking lot in front of the building consisting of 23 parking spaces including 2 handicap spaces. Mr. Martins stated that 32 spots are required. He stated that there are currently

three tenants being proposed but there might be more. Mr. Martins stated that the use variance was previously approved by the Board of Adjustment in December. He stated that 25 feet side yards are required and 5.5 on each side are being proposed. Mr. Martins testified that they would need a variance for parking, side yards and landscaping buffers.

Mr. Caminiti questioned about the tandem spaces proposed in front of an overhead door. Mr. Martins stated that they intend to use the building for contractors who will be moving their vehicles off the premises throughout the day. Mr. Caminiti stated that if the site were sold, those tandem spaces would be grandfathered in and stated that, if approved, the board might be creating a problem that they cannot fix later on.

Mr. Martins stated that they are proposing an underground water retention system and a three foot retaining wall on the eastern side with a smaller one on the western side. He stated that they are also proposing a two to three foot high retaining wall in the rear of the building. Mr. Martins stated that there will be emergency exits located in the rear of the building and landscaping in the front of the building to screen the property from the street.

Mr. Riede questioned about tree removal and species of landscaping that are being proposed. Mr. Martins stated that they are willing to work with the Environmental Commission.

Mr. Martins stated that they are proposing 9 by 18 parking spaces with a 27 foot driving aisle. He stated that parking bumpers will be added in front of the structure with the driveway being located in the middle. Mr. Martins stated that there is no signage proposed at this time. He stated that both the right and left sides of the proposed construction will be occupied by the applicants themselves and the middle portion will be leased or rented out.

Mr. Caminiti stated that he does not like the layout or the parking situation. Mr. Martins stated that they are not expecting customer traffic due to the fact that their intention is to use it as a warehouse. Mr. Caminiti stated that he feels that the board will be creating a hardship with the parking. Mr. Pfaff stated that he feels that what the applicant is asking for is excessive.

Vassilos Cocoros, architect, was sworn. He stated that the owner and five employees will occupy the left side of the structure and he stated that they could possibly bring down the size of the building to help with the parking situation. He stated that two mezzanines can be removed, approximately 1,000 square feet, which could add two more parking spaces. Mr. Cocoros stated that they would need a waiver for the two tandem parking spaces in front of the overhead door.

Mr. Quaregna now recused himself from the application.

Ms. DeCarlo requested an adjournment to review the plans with the architect and engineer so that new plans can be submitted.

Mr. Riede requested that a \$250.00 escrow fee be posted for the borough arborist to assess the site.

A motion was made by Mr. Caminiti and seconded by Mr. Riede to adjourn the application to April 12<sup>th</sup> with no further notice or advertisement being necessary. The roll was called and the motion carried.

## MINUTES

A motion was made by Mr. Riede and seconded by Councilman Jimenez to approve the minutes of January 18th, 2011. The roll was called and the motion carried with Ms. Plasencia abstaining.

## VOUCHERS

A motion was made by Mr. Caminiti and seconded by Councilman Jimenez to approve the vouchers. The roll was called and the motion carried.

Whereupon, the meeting was adjourned.