

BOROUGH OF RIVER EDGE
LAND USE BOARD
MEETING MINUTES
COUNCIL CHAMBERS
December 16, 2020

Zoom - Meeting called order at 7:30 p.m.

Chairman Arakelian made the required announcement concerning the Executive Orders 103 and 104 Open Public Meetings Act and N.J.A.C. 5-39-1.1 to 1.7: Adequate notice of this meeting has been displayed on both the bulletin board at Borough Hall, and published in the Record and Ridgewood News for the people who are interested in this meeting. The meeting is being recorded electronically through ZOOM. No flag salute.

Meetings are held electronically via ZOOM. To join the hearing via smart phone, computer or tablet. log in information and a link to the meeting will also be posted on the Borough web site at <https://www.riveredgenj.org/>.

Members of the public may submit written comments in advance of a meeting, which will be read during the public portion of the meeting. Written public comments submitted prior to the meeting must identify the name and address of the commenter. No anonymous comments will be accepted. Written comments may be submitted via e-mail with the subject line "Public Comment" to the Municipal Land Use Clerk, Ed Alter at ealter@riveredgenj.org or by mail addressed to: Ed Alter, Municipal Land Use Clerk, Borough of River Edge, 705 Kinderkamack Road, River Edge, NJ 07661. E-mailed comments must be received at least forty eight (48) hours prior to the meeting. Mailed comments must be received by 12:00 p.m. the day before the meeting. If you would like to make a public comment during the meeting, please press the "Raise Hand" button on Zoom or dialing *9 on your telephone keypad to raise your hand. The Board will address you by name or by the last 4 digits of your telephone number. The Board will unmute your microphone. You must state your name and address prior to making a public comment. You may also mute and unmute yourself by pressing the microphone icon on Zoom or dialing *6 on your telephone keypad.

Roll call please:

Mayor Papaleo – Here
Chairman, James Arakelian - Here
Vice Chairman, Dick Mehrman - Excused
Lou Grasso - Excused
Ryan Gibbons - Absent
Michael Krey – Here
Eileen Boland – Here
Chris Caslin- Here
Alphonse Bartelloni – Here
Dario Chinigo – Here

Gary Esposito – Here

ALSO PRESENT:

Marina Stinley, Esq.

Mr. Behrens

Motion to accept the Motion – So Moved Mr. Krey; Second Mr. Caslin.

Memorializations

Mr. & Mrs. Jakupi - 830 Park Avenue, Block 213, Lot 1301 – Proposed in ground pool and paved walkway.

Motion to approve – So moved – Mr. Bartelloni, Second – Mr. Caslin. Roll Call – Mayor Papaleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni- yes; Mr. Mehrman and Mr. Grasso are absent; Mr. Krey – yes; Mr. Caslin – yes; Councilman Chinigo; Mr. Gibbons is absent and Mr. Esposito is ineligible to vote on this Resolution. Resolution passes. Missing two regular members this meeting so Mr. Esposito will be voting this evening.

Completeness Review

Jelena and Nand Pasic, 171 Valley Road, Block 1101, Lot 18 – Proposed addition and lot coverage variance.

Mr. Behrens advises the Board that he reviewed the application documents and has declared them sufficient and complete.

Ms. Stinley advises that she has reviewed the proofs submitted by the applicant and they are sufficient for the Board to have jurisdiction to hear the application.

Motion to move to the regular meeting. So moved – Mr. Caslin; Second – Mr. Bartelloni. Roll Call – Mayor Papaleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni- yes; Mr. Krey – yes; Mr. Caslin – yes; Councilman Chinigo and Mr. Esposito -yes.

Jason and Dana Hosey, 219 Voorhis Avenue, Block 707, Lot 11 – Inground pool, patio, associated improvements and lot coverage.

Mr. Behrens advises the Board that he reviewed the application documents and has declared them sufficient and complete.

Ms. Stinley advises that she has reviewed the proofs submitted by the applicant and they are sufficient for the Board to have jurisdiction to hear the application.

Motion to move to the regular meeting. So moved – Mr. Krey; Second – Mr. Caslin. Roll Call – Mayor Papaleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni- yes; Mr. Krey – yes; Mr. Caslin – yes; Councilman Chinigo and Mr. Esposito -yes.

Tina Xue, 226 Manchester Road, Block 901, Lot 22 – Construct a rear yard deck

Mr. Behrens advises the Board that he reviewed the application documents and has declared them sufficient and complete.

Ms. Stinley advises that she has reviewed the proofs submitted by the applicant and they are sufficient for the Board to have jurisdiction to hear the application.

Motion to move to the regular meeting. So moved – Mr. Bartelloni; Second – Mr. Caslin. Roll Call – Mayor Papaleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni- yes; Mr. Krey – yes; Mr. Caslin – yes; Councilman Chinigo and Mr. Esposito -yes.

New Business

Jelena and Nand Pasic, 171 Valley Road, Block 1101, Lot 18 – Proposed addition and lot coverage variance.

Applicant is sworn in. Without changing the setback line they would like to make small front porch in that 61 foot area.

Mr. Behrens the addition is for 61 square feet in an area that is not improved at the moment. The porch addition does not extend beyond the existing front line of the house. Its contained by the building envelope that already exists. He does not see any previous variance relief granted and he suspects it is because of the deck and some of the patio area and that may be the reason the lot is over on coverages as it exists from when she purchased the property. One of the justifications could be aesthetic as well as promoting consistency with the rest of the neighborhood which would qualify this as a C2 variance and that test is whether or the public benefits outweigh any detriments. Mr. Behrens does not see too many detriments or issues that might be posed by the application considering it is already developed the way it is.

Applicants professional is sworn in – Paul Wu, 656 Martins Avenue, Teaneck, NJ. Chairman Arakelian asks the Board members as to any questions they may have. The Board had no questions. Motion to open to the public – So made – Mr. Krey; Second – Mr. Bartelloni. No one from the public is present. Motion to close to the public – So made - Mr. Bartelloni; Second Mr. Esposito.

Motion to accept the application -

Mr Caslin – with regard to property located at 171 Valley Road, Block 1101, Lot 18. Motion to approve the application for variance relief requested as to maximum lot coverage proposed from 29.6% and proposed improved lot coverage of 39.7% for the installation of a covered patio in place of a portico consisting of approximate 61 square feet in the area as shown and otherwise consistent with the drawing submitted by the applicant. Second – Councilman Chinigo - Roll Call – Mayor Papaleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni- yes; Mr. Krey – yes; Mr. Caslin – yes; Councilman Chinigo and Mr. Esposito -yes. Application approved.

Jason and Dana Hosey, 219 Voorhis Avenue, Block 707, Lot 11 – Inground pool, patio, associated improvements and lot coverage.

Applicant is sworn in. Explains to the Board that they want to install a pool due to the Covid situation and the need for her two young children to have something to do in the summertime since travel has been essentially banned at the moment and of it continues they would like to have a backyard that they can entertain in. She

questioned the fact that the Board refers to a patio in her application. She called it a bump out just so they can put a few chairs for sitting in that area it is not truly a patio.

Mr. Behrens speaks on the application stating that the lot as developed has the existing single family home, driveway, rear patio and associated improvements. As it exists it is conforming with an improved lot coverage of 29.7% where 35% is allowed and the water body of the pool and the patio will bring that to a non-conforming coverage of about 40.49% or about 5.5% over. Again he stresses that is the water body and what they are calling a patio/walkway that surrounds the pool which then translate to 412.5 square feet that is over. The C2 public benefits will apply most. He explains to the applicant what public benefits will be generated from the application versus any detriments. It appears that the applicant has the appropriate setbacks and the area to accommodate the pool. He asks the applicant if they would be willing to install seepage pits if necessary.

The applicant explained that she does not know about seepage pits. Mr. Behrens explains to the applicant what a seepage pit is and suggests that since they are already opening up the ground for the pool, that they install a seepage pit. Chairman Arakelian tells the applicant that the Board usually make it subject to review by the Borough Engineer for water runoff. Chairman Arakelian opens up to the Board for questions.

Mr. Caslin requests an explanation of the typography of the backyard. Also requests clarification as to the filtration system that will be installed for the pool i.e size, screening etc. Mr. Krey questions what is being referred to as a patio area. The applicant explains that it is a part of the pool the extra 3 feet around it – it is standard. The extra the added bump off is for chairs so they have a seating area. Ms. Boland advises the applicant that there is no walkway proposed between the paver patio and the pool and she advises the applicant that they would not be allowed to add anything as that would be coverage. The applicant understood. Councilman Chinigo asks the applicant if she or any of her neighbors have any flooding issues. She advises – no. He asks the applicant if she would be amenable to putting in a seepage pit if it is requirement to get the application approved. Applicant agrees to do what is required. He also questioned the amount of noise the filter will make which would be muffled by the appropriate screening and/or an enclosure being built around the filter.

Motion to open to the public – So moved – Mr. Krey, Second – Councilman Chinigo. Motion to close to the public – So moved - Mr. Bartelloni; Second - Councilman Chinigo. Chairman Arakelian – with the thought that there will be a review by the Borough Engineer and there will be an enclosure over the filter to make sure it is quieted he requests a motion. Mr. Caslin makes the following motion – with respect to the property located at 219 Voorhis Avenue, Block 707, Lot 11 motion to approve the application for variance relief requested as to maximum lot coverage of 40.49% to install a pool and associated site improvements as shown on the submitted plans subject to the conditions articulated as to the installation of a seepage pit in an area to be determined by the applicant and the Borough Engineer and any other conditions that may be required by the Borough Engineer including any screening for noise mitigation around the filtration system. Second – Ms. Boland. Roll Call – Mayor Papaleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni- yes; Mr. Krey – yes; Mr. Caslin – yes; Councilman Chinigo and Mr. Esposito -yes. Application approved.

Tina Xue, 226 Manchester Road, Block 901, Lot 22 – Construct a rear yard deck

Applicant is sworn in. Applicants professional is sworn in. Howard Ridkes, 2210 Hilltop Road, Mahwah, NJ. The applicant is looking to build a deck off of the back of her house.

Mr. Behrens – The property as it exists is slightly under on lot or building coverage and it is currently below the 25% threshold. The relief being requested brings it to 27. 1% which translates to about 120 square feet and

the lot in terms of improved lot coverage or impervious coverage is about maxed out today and that will be increased to 41.6% or almost the exact number of the deck itself 13 x 30 feet or 390 square feet. The lot is 6,000 square feet which is technically consider undersized in the R1 zone where the minimum lot area is 7,500 square feet.

Chairman Arakelian opens up questions from the Board. Mr. Krey inquires as to taking out the patio that is presently in her yard and bringing it back to lawn. The applicant explains that there is a door there right now and it's nice to walk out onto the pavers as opposed to grass so she was going to just leave it the way it was. It is also the door to her mudroom. Chairman Arakelian inquires if the deck is a composite deck and that the water will drop down into a grassy area. Motion to open to the public – So moved – Mr. Krey, Second – Mr. Esposito. Motion to close to the public – So moved – Ms. Boland, Second – Mr. Esposito.

Mr. Caslin makes the following Motion on the application. With respect to the property 226 Manchester Road, Block 901, Lot 22, Motion to approve the application for variance relief requested as to maximum improved lot coverage of 41.6% and maximum lot coverage of 27.1% in connection with the installation of an elevated exterior deck consisting of 390 square feet in the rear yard area as shown on and otherwise consistent with the drawing submitted by the applicant and subject to the the review of the Borough Engineer. Second - Councilman Chinigo. Roll Call – Mayor Papaleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni- yes; Mr. Krey – yes; Mr. Caslin – yes; Councilman Chinigo and Mr. Esposito -yes. Motion passes.

December 2, 2020 minutes – Motion to approve – So moved - Councilman Chinigo, Second – Mr. Krey. Roll Call – Mayor Papaleo – yes; Chairman Arakelian – yes; Ms. Boland – yes; Mr. Bartelloni- yes; Mr. Krey – yes; Mr. Caslin – yes; Councilman Chinigo and Mr. Esposito is ineligible to vote as he was absent at that meeting. Motion passes.

Chairman Arakelian thanks the Board for all their work throughout this difficult time of COVID.

Motion to adjourn – Mr. Bartelloni, Second - (?) Meeting adjourned.